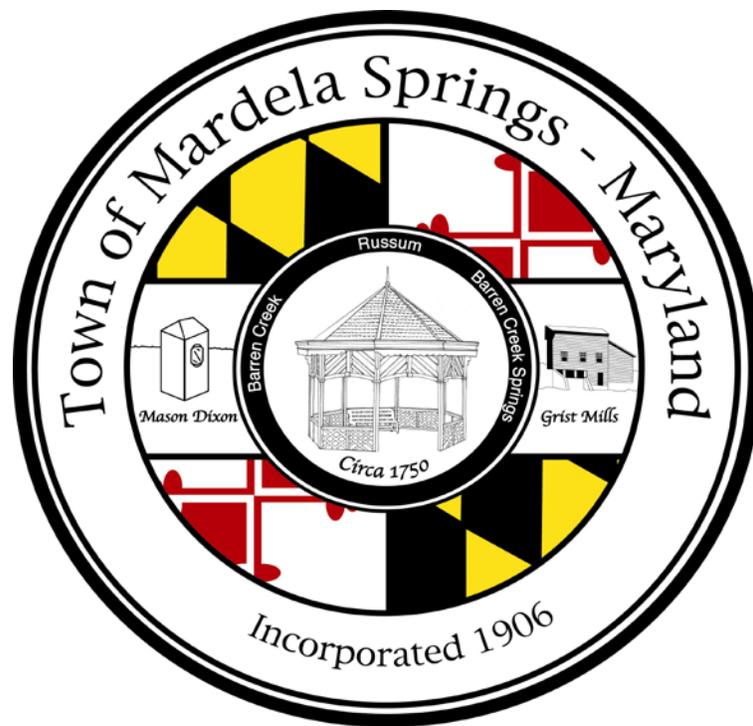


COMPREHENSIVE PLAN

MARDELA SPRINGS, MARYLAND



Adopted: February 15, 2011

2011

Comprehensive Plan

**MARDELA SPRINGS
MARYLAND**

Prepared By

The Town of Mardela Springs
Planning Commission
and
The Maryland Department of Planning

ACKNOWLEDGEMENTS

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2011 Town of Mardela Springs Comprehensive Plan

The Town of Mardela Springs Comprehensive Plan was drafted and assembled by the staff of the Maryland Department of Planning in conjunction with KCI Technologies (Water Resources Element), the Town of Mardela Springs Planning Commission; and as approved by the President and Town Commissioners of Mardela Springs.

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INTRODUCTION

The Mardela Springs Comprehensive Plan is a long-range policy document for governing the physical development, resource protection, and land use within the corporate limits of Mardela Springs and its surrounding area. The Comprehensive Plan is the official statement of local officials and concerned citizens as to how they would like to see the Mardela Springs area develop in the next twenty years.

The Comprehensive Plan guides both public and private sector development by establishing goals, objectives, and policies for a wide range of planning issues such as housing, transportation, community facilities, and the environment. The Plan also makes specific recommendations for future land uses in and around the Town.

The Mardela Springs Plan is intended to be a flexible tool that is subject to revision when warranted by changing conditions, policy direction, and desires. This Plan replaces the Town's previous comprehensive plan prepared in 1997. Under Maryland law, jurisdictions exercising planning and zoning authority must prepare comprehensive plans, which are then required to be updated and, if necessary, amended at regular six-year intervals. Mardela Spring's planning and zoning authority is derived from Article 66B of the Annotated Code of Maryland.

Although the Comprehensive Plan does not restrict a property owner in the use or development of a property, as does the zoning ordinance, the Plan does serve as the basis for development of the zoning, subdivision, and other local regulations needed to implement the Plan. It is important that the Town's regulations be consistent with the Plan, in that, they should advance and support the Plan's policies and recommendations.

The Comprehensive Plan is of assistance to the Planning Commission when making zoning recommendations to the Town Commissioners and in reviewing subdivision and site plan applications. The Board of Appeals uses the Plan in evaluating requests for special exceptions and variances. Town officials can use the Plan to program for capital improvements such as water, sewer, streets, and parks. The private sector, including property owners, developers, businesses, and industries, will use the Plan to gauge whether and how their activities and plans can be accommodated by the Town.

The 2010 Plan is divided into two sections. The first section is the "Background for Planning" which provides the basic framework for the development of the Comprehensive Plan. The "Background for Planning" section includes a brief summary and description of the physical features of the planning area and a detailed analysis of the social and economic characteristics of the people of the community.

The second section is the "Comprehensive Plan". The Comprehensive Plan sets forth the basic development policies, which should be implemented to assure the orderly growth and development of the Mardela Springs area for the next twenty years. The Comprehensive Plan section is comprised of ten basic elements: (1) Goals and Objectives; (2) Land Use; (3) Municipal Growth; (4) Sensitive Areas; (5) Transportation; (6) Community Facilities; (7) Water Resources; (8) Community Character; (9) Inter-jurisdictional Coordination; and (10) Implementation.

For each of these major elements, the existing conditions are described, potential problem areas are identified, and strategies and policies are recommended to help alleviate problems and to adequately address the demands of the current and future citizens of Mardela Springs.

BACKGROUND FOR PLANNING

Introduction

In order to prepare an effective comprehensive plan, it is first necessary to fully understand the nature of the community, its people, and its problems. Through careful and thorough analysis of existing conditions, it is possible to identify development issues confronting the community and to suggest alternative courses of action to address any concerns.

The Background for Planning section of the Plan presents an overview of the Town's physical, demographic, and economic conditions as well as a brief history of the Town. This background section provides the foundation for the Plan by:

- Identifying the Town's regional setting;
- Describing the natural features in and around the Town;
- Summarizing demographic data; and,
- Summarizing housing and economic conditions.

Descriptive information about present conditions and expected trends provides a context for planning. It not only describes present issues, opportunities, and problems, but it suggests a likely future should current planning practices prevail.

Location

Mardela Springs is located in the northwestern portion of Wicomico County. More specifically, it is located approximately 12 miles northwest of the City of Salisbury and approximately 4 miles northwest of the neighboring Town of Hebron. The Town boundary abuts U.S. Route 50 and most all of the Town is located on the south side of this major highway. (See Map #1)

From Mardela Springs, trips are easily made to Salisbury, Cambridge, Easton, or Seaford, Delaware. Employment and retail commercial centers are nearby and traversed via major highways, such as U.S. Routes 50 and 13.

Historical Context

English settlers first moved to what would become Mardela Springs in 1664, drawn by good farmland, natural springs, and Barren Creek, a tidal waterway draining into the Nanticoke River. Tobacco farmers brought their crops, bound for export, to a tobacco inspection warehouse as early as 1704, and several grist and saw mills were built along Barren Creek. By the late 1700s, a hotel had been built near the natural springs, thereby supplying a convenient stopover for travelers.

The springs became a great tourist attraction in the 1840-1890 period and visitors from Philadelphia, Baltimore, Washington, and Richmond came to "take the waters." In the latter part of the 19th century, enterprising townsmen began bottling the water and shipping it to points up and down the mid-Atlantic coast. The Town had gone through several names by then, but in 1893 it finally settled on Mardela (Maryland/Delaware) Springs.

Farms in the area were mostly small and family-run. Aside from farming, other area businesses included shipbuilding, fruit and vegetable canning, and, in 1890, the railroad. In 1906, the Town was incorporated. However, by the mid 1900s, the tourism and commercial bustle had essentially begun to die off. The hotel had burned down and was not rebuilt; the bottled-water company closed, the trains had stopped operating, and most residents found jobs in nearby Salisbury or in Seaford, Delaware. As a result of these changes, Mardela Springs turned into the pleasant bedroom community it is today.

Present-day Mardela Springs is a special place with a unique character, culture, and history that distinguishes this community from other municipalities in the region and throughout the State. Local inhabitants constitute a well-knit community where most residents know one another by name. The Town's special qualities and distinctive personality are what residents find so appealing and therefore merits special attention for the future. This sense of uniqueness and pride of place are the guiding forces and strongest motivation for the goals, objectives, and recommendations specified in this Plan.

Population

Population Growth Trends

In 1903, the population of Mardela Springs was 370 people. The Town grew to a high level of 428 in 1950. Thereafter, the population remained less than 400. Mardela Springs experienced very low population growth between 1970 and 2000. In this thirty-year period, the Town’s population grew from 356 to 364 persons, an increase of only 2.2 percent. (See Table #1)

Projections by the State of Maryland indicate that the population growth of Wicomico County will continue at a moderate pace. In 2000, the County population was 84,644 persons, an increase of 10,305 persons or 13.9 percent from 1990. By the year 2030, the population of Wicomico County is projected to be 117,550 persons for an overall increase of 39 percent from the 2000 population. The County is continuing to plan for an average population growth rate of about 1.0 to 1.2 percent per year.

Mardela Springs is the least populated of the eight municipalities in Wicomico County. The most likely reason is that the Town does not have a municipal sewerage system. Since public sewer is a major impetus in municipal growth and annexation requests, it is highly unlikely that Mardela Springs will experience any significant future population growth absent a centralized public sewerage system.

**Table #1
Percent Share of Wicomico County’s Population
Town of Mardela Springs
1970 – 2000**

Mardela Springs Percent Share of Wicomico County's Population				
1970	1980	1990	2000	2008*
356	320	360	364	357
0.7%	0.5%	0.5%	0.4%	0.4%

(*Estimate)
Prepared by Maryland Department of Planning
Source: U.S. Census Bureau

Population Distribution by Age

In 2000, the Town of Mardela Springs population distribution by age was fairly comparable to that of both Wicomico County and the State of Maryland. The median age of all residents within the Town was 34.3 years of age compared to 35.8 years for Wicomico County and 36.0 years for the State. The Town did have a slightly larger population share in the 5-17 age category of 22.8% compared to the County's 18.5% and the State's 18.9%. The largest percentage of the Town's population was found in the 25-44 age bracket, which accounted for 30.2% of the Town's residents. By comparison, 28.0% of Wicomico County's and 31.4% of Maryland's population fell into this category. (See Table #2)

**Table #2
Population Distribution by Age
Town of Mardela Springs
2000**

Age	<u>Mardela Springs</u>		<u>Wicomico</u>	<u>State of</u>
	Number	Percent	<u>County</u> Percent	<u>Maryland</u> Percent
Under 5	23	6.3	6.3	6.7
5-17	83	22.8	18.5	18.9
18-24	30	8.2	11.8	8.5
25-44	110	30.2	28.0	31.4
45-64	75	20.6	22.6	23.1
65 and over	43	11.8	12.8	11.3
Total persons	364	100.0	100.0	100.0
Median age	34.3		35.8	36.0

Prepared by Maryland Department of Planning
Source: U.S. Census Bureau 2000 Census

Education

According to the 2000 Census, the percentage of high school graduates in Mardela Springs (33.6%) was only slightly lower than that of the County (34.4%), but significantly higher than that of the State (26.7%). In 2000, approximately 76% of Mardela Springs' residents over the age of 25 were high school graduates or higher. This percentage is lower than both the County and State percentages of approximately 81% and 84% respectively. Additionally, in terms of

post-high school education, 12% of the Town's population attained their bachelor's degree or higher, as compared to about 22% of the County's population and 31% of the State's. (See Table #3)

**Table #3
Educational Attainment
Town of Mardela Springs
2000**

	<u>Mardela Springs</u>		<u>Wicomico</u>	<u>State of</u>
	Number	Percent	County Percent	Maryland Percent
Persons 25 Years and Over	238	100.0	100.0	100.0
Less than 9 th Grade	9	3.8	6.0	5.1
9 th to 12 th Grade, No Diploma	48	20.2	13.4	11.1
High School Graduate (incl. GED)	80	33.6	34.4	26.7
Some College, No Degree	70	29.4	19.4	20.3
Associate Degree	2	0.8	5.0	5.3
Bachelor's Degree	24	10.1	13.7	18.0
Graduate or Professional Degree	5	2.1	8.2	13.4
High School Grad. Or Higher	181	76.1	80.7	83.8
Bachelor's Degree or Higher	29	12.2	21.9	31.4

Prepared by Maryland Department of Planning
Source: U.S. Census Bureau 2000 Census

Income

Income levels in Mardela Springs are slightly lower than those in the County, but are significantly lower than the income levels in the State as a whole. (See Table #4) According to the U.S. Census, the median income for all households in Mardela in 2000 was \$37,500. This figure is approximately 4% less than the County's median income of \$39,035 and about 29% less than the State's median income of \$52,868.

The largest percentage of the Town's population earned between \$35,000 and \$49,999; which accounted for about 28% of all households. By comparison, approximately, 18% of all County households and 15% of all State households fell into this same income category.

**Table #4
Household Income Characteristics
Town of Mardela Springs
1999**

Income	<u>Mardela Springs</u>		<u>Wicomico County</u>	<u>State of Maryland</u>
	Number	Percent	Percent	Percent
Total Households	142	100.0	100.0	100.0
Less than \$10,000	6	4.2	9.0	6.9
\$10,000-\$14,999	11	7.7	7.4	4.2
\$15,000-\$24,999	23	16.2	14.8	9.5
\$25,000-\$34,999	25	17.6	13.8	10.7
\$35,000-\$49,999	39	27.5	17.9	15.4
\$50,000-\$74,999	22	15.5	19.7	21.6
\$75,000-\$99,999	10	7.0	9.0	13.6
\$100,000-\$149,999	6	4.2	5.6	11.6
\$150,000-\$199,999	0	0.0	1.4	3.5
\$200,000 or more	0	0.0	1.3	3.0
Median income	\$37,500		\$39,035	\$52,868
Prepared by Maryland Department of Planning				
Source: U.S. Census Bureau				

Employment – Labor Force

According to the 2000 Census, a total of 162 persons or approximately 56.8% of all persons over the age of sixteen in Mardela Springs were in the labor force. This percentage was somewhat lower than that of both the County (67.7%) and the State (67.8%).

The Town’s labor force statistics also reveal that about 75% of the males and 41% of the females were in the labor force. Again these figures are lower than the corresponding percentages for females in the County and State labor force, but Mardela Springs’ percentages for males in the workforce are slightly higher than that of the County or State; 75.4% compared to 73.6% and 73.3% respectively.

Only about 4% of Mardela Springs’ labor force was unemployed in 2000 compared to 5.5% for the County and 4.7% for the State. (See Table #5)

**Table #5
Labor Force Characteristics
Town of Mardela Springs
2000**

	<u>Mardela Springs</u>	<u>Wicomico County</u>	<u>State of Maryland</u>
Persons 16 Years and Over	285	66,207	4,085,942
Male	130	30,749	1,935,129
Female	155	35,458	2,150,813
In Labor Force	162	44,815	2,769,525
Male	98	22,633	1,418,491
Female	64	22,182	1,351,034
Percent in Labor Force	56.8%	67.7%	67.8%
Male	75.4%	73.6%	73.3%
Female	41.3%	62.6%	62.8%
Percent Unemployed	4.3%	5.5%	4.7%
Prepared by Maryland Department of Planning			
Source: U.S. Census Bureau 2000 Census			

Employment – Industry Distribution

Table #6 provides an overview of employment by industry for Mardela Springs based upon the 2000 Census.

The educational, health, and social services industry was the largest employment category for Town residents with 26 residents or 16.88% of the Town’s labor force employed in this field. The second highest category was the retail trade industry with 20 residents or 12.99% followed by a close third of the manufacturing industry employing 19 residents or 12.34% of the Town’s 2000 population.

The top three industries combined for 65 residents or approximately 42% of the Town’s labor force in 2000. (See Table #6)

**Table #6
Distribution of Employment by Industry
Town of Mardela Springs
2000**

<u>Industry</u>	<u>Number</u>	<u>Percent</u>
Agriculture, Forestry, Fishing & Hunting, and Mining	0	0.00
Construction	15	9.74
Manufacturing	19	12.34
Wholesale Trade	7	4.55
Retail Trade	20	12.99
Transportation & Warehousing, and Utilities	9	5.84
Information	0	0.00
Finance, Insurance, Real Estate, and Rental and Leasing	13	8.44
Professional, Scientific, Management, Administration, and Waste Management Services	12	7.79
Educational, Health and Social Services	26	16.88
Arts, Entertainment, Recreation, Accommodation, and Food Services	15	9.74
Other Services (Except Public Administration)	7	4.55
Public Administration	11	7.14
Total Employed Civilian Population	154	100.00
Prepared by Maryland Department of Planning		
Source: U.S. Census Bureau 2000 Census		

Housing Characteristics

There were a total of 159 housing units in Mardela Springs according to the 2000 Census. Of this total, 135 or approximately 85% were occupied; of which 98 or 73% were owner occupied and 37 or 27% were rented. (See Table #7) The vast majority (94%) of the occupied units were detached single-family units.

Vacancy rates have risen substantially over the past decade from 1% in 1990 to 15% in 2000. This compares to a 6% vacancy rate for the County and an 8% vacancy rate for the State.

In 2000, median housing unit value in Mardela Springs was \$74,800 compared to \$94,500 for the County and \$146,000 for the State. Median gross rent for the Town was \$525 as compared to \$567 and \$689 for the County and State respectively.

**Table #7
Selected Housing Characteristics
Town of Mardela Springs
2000**

	<u>Mardela Springs</u>		<u>Wicomico County</u>	<u>State of Maryland</u>
	Number	Percent	Percent	Percent
Total Housing Units	159	100.0	100.0	100.0
Occupied Housing Units	135	84.9	93.7	92.3
Owner Occupied Units	98	72.6	66.5	67.7
Renter Occupied Units	37	27.4	33.5	32.3
Vacant Housing Units	24	15.1	6.3	7.7
Units in Structure				
Total Housing Units	164	100.0	100.0	100.0
1 Unit Detached	154	93.9	72.9	51.2
1 Unit Attached	4	2.4	3.1	21.0
2 Units	1	0.6	2.9	2.1
3 or 4 Units	2	1.2	2.5	2.9
5 to 9 Units	0	0.0	4.1	5.6
10 to 19 Units	0	0.0	4.5	7.9
20 or More Units	0	0.0	2.3	7.2
Mobile Home, Boat, RV, Van, etc	3	1.8	7.7	2.0
Value				
Specified Owner Occupied Units	96	100.0	100.0	100.0
Less than \$50,000	16	16.7	7.3	3.8
\$50,000-\$99,999	70	72.9	48.3	19.3
\$100,000-\$149,999	10	10.4	23.8	29.4
\$150,000-\$199,999	0	0.0	12.4	20.9
\$200,000-\$299,999	0	0.0	6.1	16.1
\$300,000-\$499,999	0	0.0	1.4	7.8
\$500,000-\$999,999	0	0.0	0.6	2.4
\$1,000,000 or more	0	0.0	0.1	0.4
Median (\$)	\$74,800		\$94,500	\$146,000

Gross Rent Specified Renter Occupied Units				
Units	43	100.0	100.0	100.0
Less than \$200	0	0.0	4.4	5.1
\$200 to \$299	4	9.3	5.7	3.6
\$300 to \$499	9	20.9	26.0	14.2
\$500 to \$699	17	39.5	41.1	33.6
\$700 to \$999	2	4.7	14.2	24.3
\$1,000 to \$1,499	0	0.0	3.1	11.9
\$1,500 or more	0	0.0	0.7	3.1
No Cash Rent	11	25.6	4.9	4.2
Median Rent (\$)	\$525		\$567	\$689

Prepared by Maryland Department of Planning
Source: U.S. Census Bureau 2000 Census

The housing stock in Mardela Springs is considerably older than that of both the County and State, with about 84% of the Town's housing units built at least 49 years ago. (See Table #8) No new housing units have been built since at least 1994, making all existing units in the Town at least 16 years old.

**Table #8
Age of Housing
Town of Mardela Springs
2000**

	<u>Mardela Springs</u>		<u>Wicomico County</u>	<u>State of Maryland</u>
	Number	Percent	Percent	Percent
Total Housing Units	164	100.0	100.0	100.0
Year Structure was Built:				
1999 to March 2000	0	0	2.1	2.0
1995 to 1998	0	0	8.0	6.4
1990 to 1994	4	2.4	10.6	8.4
1980 to 1989	6	3.7	17.8	17.2
1970 to 1979	2	1.2	18.5	17.2
1960 to 1969	14	8.5	12.3	15.1
1940 to 1959	22	13.4	17.7	21.3
1939 or earlier	116	70.7	13.0	12.5

Prepared by the Maryland Department of Planning
Source: U.S. Census Bureau 2000 Census

COMPREHENSIVE DEVELOPMENT PLAN

GOALS AND OBJECTIVES ELEMENT

Introduction

The Comprehensive Plan is intended to capture a broad community vision of the future development of Mardela Springs. Written statements that describe future expectations are necessary to describe that vision. These statements should be easily understood and generally accepted by the residents and business interests in the Town.

Goals and objectives are found in this chapter and in the subsequent chapters for each element of the Plan. The goals and objectives formulated by the Town have been incorporated as a basis for the goals and objective statements in this Plan.

Goals are long-range, generalized statements that represent the ultimate desires of the Town. Objectives are a proposed series of broad policies that are more immediate and specific in nature. Objectives are intended to be intermediate steps that are taken toward achieving the goals. In subsequent sections, objectives for each element will be discussed.

In 1992, the Maryland General Assembly passed the Economic Growth, Resource Protection, and Planning Act; commonly known as the 1992 Planning Act. This legislation required that every comprehensive plan include the seven Visions (amended to eight Visions in 2000 and to twelve Visions in 2009). The twelve Visions, as amended, are the guiding principles for the development of the goals and objectives of the Mardela Springs Comprehensive Plan.

In 2006, a new law (House Bill 1141) was enacted to require that municipal comprehensive plans include "water resource" and "municipal growth" elements. These new elements were developed to provide added support for achieving the twelve visions.

The following basic components for achieving the goals of the Planning Act have been adopted: 1) An overall community vision for the future, and 2) An articulation of the twelve growth management visions. The Mardela Springs Comprehensive Plan takes these visions as a starting

point from which more detailed Plan objectives, policies, and recommendations are developed.

Mardela Springs Vision / Goals for the Future

The overall mission of the Mardela Springs Comprehensive Plan is to set forth a guide for the long term development of the Town to help ensure a community that will continue to foster a comfortable living environment for its residents by providing an opportunity for the pursuit of social, recreational, and civic activities, along with other desirable amenities that make an attractive residential community. Within this context, the Plan will recognize the need for increased employment opportunities within or near Mardela Springs, where such development will not impair or make secondary the primary goal of making Mardela Springs an attractive residential community.

The Mardela Springs Comprehensive Plan is structured so as to achieve the following overall Vision:

To promote and maintain Mardela Springs as an attractive, rural, family-oriented residential community with a rich historical heritage that provides a cherished quality of life for all residents.

This Vision will be achieved by providing, protecting, and promoting:

- The historical heritage that uniquely defines the community;
- The small town village character and pedestrian scale of the neighborhoods;
- Livable neighborhoods and affordable housing opportunities;
- A safe, close knit community; and,
- The development and redevelopment of any vacant in-town areas with a look to some limited peripheral growth.

The Twelve Visions / Goals for Mardela Springs

The following twelve Vision statements are based on the 1992 Planning Act, and subsequent amendments thereto, and are incorporated into this Comprehensive Plan as fundamental goals which will be achieved

through a variety of objectives, policies, principles, recommendations, and implementation techniques.

1. Quality of Life and Sustainability: A high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment;
2. Public Participation: Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals;
3. Growth Areas: Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers;
4. Community Design: Compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources;
5. Infrastructure: Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner;
6. Transportation: A well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers;
7. Housing: A range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes;
8. Economic Development: Economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities are encouraged;

9. Environmental Protection: Land and water resources, including the Chesapeake Bay and Coastal Bays, are carefully managed and maintain healthy air and water, natural systems, and living resources;
10. Resource Conservation: Waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved;
11. Stewardship: Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with environmental protection; and
12. Implementation: Strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, State, and interstate levels to achieve these Visions.

House Bill 1141

Municipal / County coordination with respect to growth and development issues was a much debated topic in the 2006 Session of the Maryland General Assembly. As a result of this debate, House Bill 1141 was passed and this new legislation sets forth additional procedures and requirements for municipalities preparing comprehensive plans. These new requirements include:

- The inclusion of a Municipal Growth Element in the Plan which identifies where Mardela Springs anticipates growing outside of its existing corporate limits and discusses how the Town will address public service, infrastructure, and environmental issues for areas within the identified growth boundary. Prior to the Town's adoption of the Municipal Growth Element, the Town must furnish a copy of the element to the County and then meet to discuss any comments, concerns, and/ or suggestions. If necessary, either party can request to engage in mediation to facilitate agreement should a conflict arise regarding the content of the Municipal Growth Element.
- The inclusion of a Water Resources Element in the Plan that identifies drinking water and other water resources necessary to meet current and future demand; and to identify suitable water and land areas to receive stormwater and wastewater derived from development.

- In order for land annexed after September 30, 2006, to qualify for State assistance as a Priority Funding Area, the Town must complete an analysis of land capacity available for development, including infill and redevelopment, and do an analysis of the land area needed to satisfy demand for development at densities consistent with the Plan.
- The Town must develop an annexation plan that is consistent with the Municipal Growth Element of the Comprehensive Plan.
- House Bill 1141 gives local jurisdictions until October 1, 2009, to update their Comprehensive Plans to include these additional elements with the possibility of one to two six-month extensions for good cause. Local jurisdictions that have not updated their plans by the stated deadline may not change the zoning classification of property until their updates are complete.
- House Bill 1141 also changes the criteria for how the County applies the five-year rule for annexation requests. Previously, the County compared the permitted uses for the proposed municipal zoning with the designated land use in the County Plan in order to determine if they were substantially different. That standard has been revised to reflect whether a substantial difference exists between the land uses and permitted densities of the proposed Town zoning versus the land uses and permitted densities of the current County zoning.

The Mardela Springs Plan addresses all of the requirements of House Bill 1141 and attempts to do so in a manner that incorporates the Town's vision with the overall vision for Wicomico County.

Although Mardela Springs will only be able to accommodate limited growth and change, this growth will be accomplished in a sustainable manner. Wicomico County and Mardela Springs will be an increasingly united community that solves problems through full communication and community decision-making. The County and the Town will work closely with each other in implementing solutions to common problems. Each will attempt to understand the larger picture and help determine the best interests of the whole.

Our vision is an ambitious one, but working together, with effort and dedication, we can achieve it.

Overall Development Concept Principles

The following broad principles complement the overall goals for the Town and further illustrate the growth management and development concept the Town is pursuing:

- **Maintain a low growth rate in order to develop in a timely, orderly fashion and to maintain the small town atmosphere of Mardela Springs.**

This principle recognizes that managed growth is more economically and socially beneficial to the Town than haphazard, unplanned development.

- **Facilitate the efficient delivery of public and private services.**

This principle recognizes that the cost effective delivery of public and private services requires that the users of these services be concentrated in areas where they may be most readily served.

- **Integrate land use and transportation.**

This principle considers the relationship of future development to the various modes of transportation in the Town in order to maintain and promote their most effective use and to strengthen the Town's role as a village center.

- **Respect the significant natural environment of the Mardela Springs area.**

This principle recognizes that the health, safety, and general welfare of County and Town residents depends upon the proper functioning of natural systems, and that the quality of life to which we are accustomed relies, in large measure, on the prudent use and protection of our natural systems.

- **Promote the development of the existing community and preserve the rural heritage.**

This principle recognizes qualities, such as civic pride and cultural heritage that cannot be measured in statistical terms. The growth and protection of the existing rural village lifestyle of Mardela Springs is important to promote.

- **Preserve significant historic areas and structures.**

This principle recognizes that there are significant historic areas, features, and structures in the County and in Mardela Springs that form an integral part of its overall attractiveness. As future development activities intensify, it is important for the image of the Town to protect and retain these features. New development should not destroy the historic attributes, which are visual remnants of the Town's past.

Land Use Goals

- Preserve the low density, rural image and lifestyle of Mardela Springs.
- Maintain and create desirable residential (home) environments for all residents of Mardela Springs.
- Encourage development of new, well-designed and properly located commercial facilities and maintenance and revitalization of existing commercial uses.
- Utilize the unique location advantage of the Town on U. S. Route 50 for development that will increase employment opportunities for Town residents and improve the assessable base of the Town.

Municipal Growth Goals

- Guide the timing, location, and general land uses for infill development and annexed properties as depicted on the Proposed Land Use Plan Map and the Town Growth Area Map.
- Maintain the character, visual cohesiveness, and bounded edges of the Town's historic core. New edge development is permitted, but should reflect traditional Town character in terms of scale, land use, and design.

Sensitive Areas Goals

- Preserve the natural resources and features of Mardela Springs and the surrounding environs to insure a balance between

development and the need to protect natural resources or features.

- Minimize adverse impacts on water quality (including ground water) that result from high nutrient loadings or pollutants in runoff from surrounding lands or from pollutants that are discharged from structures and to conserve fish, wildlife, and plant habitats in the town.

Transportation Goals

- Ensure the safe and efficient movement of goods and people.
- Reduce dependence on auto use, especially drive-alone vehicle use during the morning and evening commute hours.
- Achieve efficient use of energy in transportation.
- Coordinate transportation decisions regionally and locally.

Community Facilities Goal

- Provide an appropriate array of community facilities and services required to maintain the health, safety and welfare of the residents of Mardela Springs.

Water Resources Goal

- Evaluate water sources and water and sewer capacity for the desired growth of the Town of Mardela Springs. This includes ensuring that development occurs at a pace that the water resources can sustain, while reducing the potential for non-point source pollution in local waterways.

Community Character Goal

- Establish guiding principles to promote, protect, and enhance the historic and cultural resources that uniquely define the community.

Implementation Goal

- Establish an effective set of regulatory and program activities that will ensure achievement of the goals, objectives and policies set forth in the Comprehensive Plan.

Legal Basis for Comprehensive Planning

Article 66B of the Annotated Code of Maryland is the planning and zoning enabling legislation from which the Town of Mardela Springs derives its powers to regulate land use. Section 3.05, and as amended by House Bill 1141, sets forth the minimum requirements for a comprehensive plan, which shall include, among other things:

- A statement of goals and objectives, principles, policies, and standards;
- A land use plan element;
- A transportation plan element;
- A community facilities plan element;
- A mineral resources plan element, if current geological information is available;
- A water resources plan element;
- A municipal growth element;
- An element which makes recommendations for the determination, identification, and designation of areas that are of critical State concern, if applicable;
- A sensitive areas element;
- An element which shall contain the planning commission's recommendations for land development regulations to implement the plan; and
- Other elements, such as a community renewal, housing, conservation, natural resources, at the discretion of the Planning Commission.

Components of a Growth Management Program

This Comprehensive Plan provides the basic framework and direction for all components of what may be considered the Town's overall Comprehensive Planning Program. It is not a stand-alone document but is supported and, in turn, supports related Planning Program documents such as the ones listed below:

- Zoning Ordinance;
- Subdivision Ordinance;
- Capital Improvements Budget;
- The Mardela Springs Critical Area Program and implementing ordinance.

These documents and others, when used concurrently, are the basis for directing and managing growth in Mardela Springs.

LAND USE PLAN ELEMENT

Introduction

The purpose of the Land Use Plan Element is to serve as a decision-making guide for the Mardela Springs Planning Commission and President and Town Commissioners on public and private development proposals and the location of public facilities. This Element helps to lay the foundation for the development of future zoning and subdivision regulations, which, in turn, puts the land use plan into action.

The Town of Mardela Springs is predominantly a bedroom community – a place to make a home, raise a family, and/or to retire. A major objective in planning for the Town’s physical development is to fulfill its potential as a quality living place. Facing future growth demands while still conserving the Town’s rural character is an accompanying, ongoing responsibility.

Land Use Goals

- (1) Preserve the rural image, small town atmosphere, quality of life, and appealing lifestyle of Mardela Springs.
- (2) Maintain and create desirable residential environments for all citizens of Mardela Springs.
- (3) Encourage development of new, well-designed, and properly located commercial facilities and promote the maintenance and revitalization of existing commercial uses.
- (4) Utilize the Town’s unique location advantage on U. S. Route 50 for development that will increase employment opportunities for Town residents and improve the assessable base of the Town.

Existing Land Use

The existing land uses in Mardela Springs reflect the flavor and tradition of a small Eastern Shore town. (See Table 9) Through careful analysis and proper planning, current land use patterns help to define appropriate components of the Town’s future land use pattern. The Existing Land Use Map (See Map #3) and corresponding land use

classifications (See Table #9) are derived from the Maryland Department of Planning's 2007 Land Use / Land Cover data set.

**TABLE 9
2007 LAND USE / LAND COVER
TOWN OF MARDELA SPRINGS**

<u>LAND USE TYPE</u>	<u>ACREAGE</u>	<u>PERCENT OF ALL LAND</u>
Residential	110.99	40.67%
Commercial	11.33	4.15%
Institutional	27.58	10.11%
Forest	18.02	6.60%
Agriculture	48.71	17.85%
Wetlands	2.84	1.04%
Water	17.17	6.29%
Transportation	36.25	13.28%
LAND USE TOTALS	272.89	100%

Residential Land Uses

The majority of land in Mardela Springs is used for residential purposes. (See Map #2) Residential land uses constitute approximately 111 acres or 41% of the Town and are characterized by single-family detached dwelling units on large lots. Residential density is generally 1 to 3 units per acre on average. The primary reason for the overall lower density and larger than usual municipal lot size is that Mardela Springs does not have central water and sewer systems. Therefore, all development in Mardela Springs is on private individual wells and septic systems and lot sizes are determined by the Wicomico County Health Department as a result of required percolation tests.

The 2007 Existing Land Use Plan Map (See Map #3), as well as Table 10, depicts a further breakdown of residential land uses by density type. Low-Density Residential includes detached single-family units and duplex units with associated densities ranging from 0.2 to 2.0 dwelling units per acre. Medium-Density Residential includes single-family and duplex units at a density range of 2.1 to 8.0 dwelling units per acre. High-Density Residential includes apartments and condominiums at a density of more than 8.0 dwelling units per acre. Mardela Springs currently has no high-density residential development.

**TABLE 10
2007 RESIDENTIAL LAND USE / LAND COVER
TOWN OF MARDELA SPRINGS**

<u>RESIDENTIAL LAND USE TYPE</u>	<u>ACREAGE</u>	<u>PERCENT OF ALL LAND</u>
Low-Density	49.17	18.02%
Medium-Density	61.82	22.65%
High-Density	0	0%
RESIDENTIAL TOTALS	110.99	40.67%

Commercial Land Uses

Commercial land uses account for approximately 11 acres or roughly 4% of Mardela Springs' total land area. The majority of the commercial land uses are situated along U.S. Route 50 with a few commercial properties interspersed among residential properties in the approximate center of Town. Most of the commercial uses are neighborhood type businesses that sell convenience products or provide specialized services. Existing commercial uses include: convenience stores / gas stations, aquaculture, and a specialty vehicle dealership.

The only bank in Town recently closed and its next nearest branch is located in Salisbury; approximately 12 miles away. Residents can either travel to Salisbury or open a new account with banks located in the nearby towns of Sharptown, Hebron, or Vienna. Regardless, this has created a huge inconvenience for area citizens; especially the elderly. Local residents would like to see some new service-oriented businesses in Mardela Springs, such as a bank, medical office, small café / restaurant, or small grocery store.

Institutional Land Uses

Institutional land uses include churches, schools, social clubs, municipally-owned land, and other lands where similar type uses exist. Mardela Springs' institutional uses constitute about 28 acres or 10% of the Town and include its churches, cemeteries, firehouse, Town Hall, municipal park, boat ramp, Adkins Historical & Museum Complex, Barren Creek Heritage Museum, and Barren Creek Spring House.

Agriculture / Forest / Wetland Land Uses

Approximately 49 acres or 18% of the Town is comprised of undeveloped land being utilized for agricultural purposes. The majority of these parcels are located along the western border of the corporate boundary. Although there are currently no plans to develop these parcels, the development capacity analysis included in the Municipal Growth Element of this Plan denotes potential residential development on all undeveloped parcels shown on the Existing Land Use Plan Map. (See Map #3)

Forests account for approximately 18 acres or 7% of the total land uses in Mardela Springs. Much of the forested area is located along Barren Creek and is within a noted wetland area. Wetlands comprise only 3 acres or about 1% of the total land area.

Water

Barren Creek is a tidal creek and is the Town's only body of water. The portion of Barren Creek that lies within the Town boundary constitutes about 17 acres or 6% of Mardela Springs' total land area.

Transportation

Roads and other rights-of-way, including the portion of U.S. Route 50 within the corporate limit, total approximately 36 acres or 13% of the land area within Mardela Springs.

Future Land Use

The proposed future land uses of the Land Use Plan Element will encourage the well-planned, managed growth of Mardela Springs in a manner that will preserve its historic community character, small town atmosphere, and quality of life for all residents.

Overall Land Use Objectives

Objectives establish specific methods for guiding development activities in order to achieve the future land use goals of the Town. The following objectives indicate specific aims for a wide array of public actions necessary to accomplish the stated Land Use Goals for the Town:

- (1) To encourage greater recognition by all citizens that land is a finite resource and its wise use and effective conservation is essential for the survival of existing and future generations.
- (2) To encourage the continued, managed growth of Mardela Springs in a manner that will preserve its significant natural features by requiring proper planning and design techniques for future development in order to be more sensitive to environmental concerns.
- (3) To promote the conservation of portions of the Town with low to very low density development in recognition of existing natural resources and natural limitations on development.
- (4) To establish strong protective measures to help stabilize, protect, and enhance the substantial residential development and neighborhoods in the Town.
- (5) To integrate land use and the street and highway network to provide for the logical continuation and improvement of existing streets and highways in proper coordination with State and municipal facilities currently in existence.
- (6) To provide for a variety of open space areas, recreational facilities, and the protection of undevelopable natural areas of the Town for the enjoyment and betterment of all existing and future residents.

Overall Land Use Policies

The land use policies proposed in this Plan are designed to address the above-stated objectives. The following are recommended policies for overall land use:

- (1) The Comprehensive Land Use Plan represents Mardela Springs' official policy for land use, development, and growth; and serves as the basis for the Town's Comprehensive Zoning Map and other implementation tools. (See Maps #4 and #5)
- (2) To discourage the inefficient use of land for development within the Town's growth area and encourage the County to take measures to prevent sprawl and resource-consuming patterns of growth.

- (3) To assure approvals of subdivision of land, rezoning, special exceptions, and variances are consistent with the Land Use Plan.
- (4) To encourage the protection and restoration of existing structures in order to maintain community character.
- (5) To protect areas from encroachment of incompatible uses and intensive development, through land development regulations, recognizing that low density residential use and related services will be the predominant land uses in the foreseeable future.
- (6) To encourage new development to be compatible with the existing character of the Town and any adverse impacts from new development be mitigated in an effort to maintain the existing appealing nature of the community.
- (7) To only encourage development that is consistent with the level of services in the community and timing new development with the provision or expansion of public services.
- (8) To assure that development shall avoid sensitive areas and shall employ best management practices to minimize adverse impacts on water quality.

Residential Land Use Objectives

In an effort to maintain the predominantly residential character of Mardela Springs and to provide guidelines for future development, the following residential objectives are established:

- (1) To protect residential areas from encroachment of incompatible land uses in order to preserve the predominant single-family character of the Town.
- (2) To prevent land that is not suitable for residential development because of environmental constraints from being developed.
- (3) To encourage residential development reflecting good design practices that will make efficient use of available land and

produce attractive subdivisions consistent with the Town's traditional character.

- (4) To locate residential development convenient to services and amenities.

Residential Land Use Policies

The residential land use policies proposed by this Comprehensive Plan are designed to address the above objectives. The following are recommended policies for residential development:

- (1) The density and amount of residential development should be based on the availability of community facilities.
- (2) New development should avoid sensitive areas.
- (3) New development should be evaluated with regard to the availability of, and impact on, public facilities and Town services.
- (4) Adequate recreational facilities and open space should be required for new residential developments.
- (5) Residential areas should be protected from incompatible land uses and be designed to insure a desirable low to medium density rural living environment.
- (6) In-fill development and re-development should be encouraged where appropriate.
- (7) Allow for home occupations in residential developments subject to certain performance standards.
- (8) New residential development shall be compatible with the character of the Town. Encourage residential development that supports the rural character and architectural style of the existing community.
- (9) New development should reflect proper design standards to include landscaping and street tree requirements.

- (10) New development abutting existing neighborhoods shall provide continuity for vehicular and pedestrian movement. Through traffic and heavy vehicle traffic should be prevented, where possible, and cul-de-sacs should be discouraged except where they are the only means feasible to prevent disturbance to sensitive areas.

Residential Land Use Recommendations

In planning for residential development, it is important to establish appropriate guidelines addressing the intensity of development permitted within the Town. Population densities determine the level and expense of community facilities and services, which are essential for protecting the health, welfare, and safety of Town citizens. Facilities such as sewer, water, roads, and parks are planned and constructed based upon the ultimate number of housing units and people to be served. Therefore, establishing specific density levels becomes a basic policy decision in order to properly guide the preparation of plans that will adequately address future growth needs.

Mardela Springs' Proposed Land Use Plan (Map #4) and Growth Area (Map #5) provides for two residential density categories: Medium Density Residential and Low Density Residential. It is assumed that high density residential development is not attainable absent community water and sewer service.

Medium Density Residential

The predominant residential category proposed for future in-fill development in Mardela Springs is medium density residential. Medium density residential areas are designated primarily for single-family detached homes determined to be in character with surrounding neighborhood densities.

Such areas may be developed in a density range of 2.1 to 8 dwelling units per acre, or roughly 5 to 20 people per acre. There are several un-subdivided and undeveloped parcels within the corporate boundary that have been recommended for medium density development. (See Map #4)

Low Density Residential

The low-density residential land use category is intended to recognize the need for less intense residential development in cases where there may be historic or sensitive areas issues to consider, or in cases where low-density development is more appropriate and compatible with an abutting established neighborhood.

These areas may be developed at a density of up to 2 dwelling units per acre, or roughly up to 5 people per acre. Although most all of the future residential infill is designated for medium density residential development, all of the future residential development within the growth area is designated for low density residential land uses. (See Map #5) This is due to the fact that the majority of the future residential growth area lies within a Resource Conservation Area (RCA) of the Chesapeake Bay Critical Area Overlay District. The base density allowed in an RCA is one dwelling unit per twenty acres.

Commercial Land Use Objectives

The Comprehensive Plan recognizes the need for several types of low intensity commercial development within the Town. It is essential to recognize existing commercial areas and provide, consistent with the Town's Land Use Plan, areas for future commercial enterprises in order to allow healthy growth of this important sector of the economy.

In an effort to recognize future commercial needs and to provide for the development and redevelopment of existing commercial areas, the following commercial objectives are established:

- (1) Preserve the rural, small town atmosphere of the existing community by permitting select commercial development that is compatible with the scale, character, and function of the Town.
- (2) Maintain and revitalize existing commercial areas.
- (3) Emphasize safety, convenience, and attractiveness for commercial developments and ensure that they are not disruptive to the surrounding neighborhood or the community as a whole.
- (4) Channel future intense commercial activity into selected areas adjacent to U.S. Route 50 where suitable access is available

and residential neighborhoods will experience the least disruption.

Commercial Land Use Policies

The commercial land use policies proposed by this Comprehensive Plan are designed to address the above commercial objectives. The following are recommended policies for commercial development:

- (1) Promote neighborhood businesses that provide specialized services.
- (2) Allow limited residential uses in commercial areas, possibly in the form of second floor apartments.
- (3) Require parking, where feasible, for new or redeveloped commercial areas.
- (4) Minimize direct access points on major roads and avoid traffic visibility problems in the design of commercial developments.
- (5) Encourage commercial development that is compatible with a historic, rural community and that promotes the tourism economy.
- (6) Prohibit large commercial and strip commercial developments.
- (7) Ensure that signage is not detrimental to the Town's character by regulating the proposed scale, character, location, and number.
- (8) Require minimum landscaping standards.
- (9) Use the designated Highway Commercial Growth Area shown on the Town's Growth Area Map (See Map #5) for commercial and business expansion consistent with the Land Use Plan.

Commercial Land Use Recommendations

The Plan recognizes the inability of Town businesses to compete with the large commercial offerings of Salisbury, and as such, recommends there be only two commercial land use categories for Mardela Springs – Village Center Commercial and Highway Commercial.

Village Center Commercial

The purpose of the Village Center Commercial land use district is to provide areas along collector roads or at intersections in residential neighborhoods for clustering of limited business and service uses, within the existing corporate boundary. The uses permitted in such areas are intended to provide services, light retailing, and groceries as a convenience to the neighborhoods within walking or short driving distance. This category recognizes that residential and commercial uses in Mardela Springs are in close proximity to one another and often located on small lots. This district allows for the continuance and reasonable expansion of existing, less intense commercial establishments that are deemed compatible with the surrounding neighborhood.

It is anticipated that Village Center Commercial areas are an appropriate location for neighborhood service activities such as general stores, laundromats, post offices, drug stores, service stations, banks, small restaurants, antique stores, and public buildings. The designated Village Center Commercial areas are depicted on Map #4.

The major problem facing the Village Center Commercial uses is physical decay of existing commercial structures, functional obsolescence, and abandonment. The causes of decline in these commercial uses are primarily the lack of growth of the Town and the inability of village center businesses to compete with larger commercial offerings of adjacent municipalities.

The zoning for Village Center Commercial areas should provide for some new commercial uses in Town. These uses may be permitted by special exception, a process that permits the Town to review each application on a case-by-case basis and build-in safeguards to insure impacts to adjacent residential areas are minimized.

The following are recommendations for the Village Center Commercial land use district:

- (1) Retail establishments should be restricted to uses that are primarily neighborhood-serving in character.
- (2) Points of access to neighborhood centers should be minimized.

- (3) Adequate parking, lighting, sidewalks, landscaping, and other public services and amenities should be provided.
- (4) Development regulations should recognize Village Center Commercial uses as essential to the economic well-being of Mardela Springs and should allow such uses ample opportunity to grow and prosper.

Highway Commercial

The purpose of the Highway Commercial land use district is to provide areas for more intense commercial activity that also depends upon highway traffic for business. These areas are generally retail and service establishments located along high volume highways for increased accessibility and visibility. Highway Commercial uses may include, but are not limited to, restaurants, grocery stores, service stations, convenience stores, produce markets, farm equipment suppliers, and building suppliers.

The recommended location for highway commercial activity in Mardela Springs is along strategic portions of U.S. Route 50. (See Maps #4 and #5) These locations were selected due to their size and proximity to U.S. Route 50. It is anticipated that commercial uses on these parcels could serve local shopping and service needs of neighboring populations, as well as U.S. Route 50 travelers.

Although highway commercial uses serve an important function in the local economy, such uses can also create numerous problems which impair the efficient operation of highways and create nuisances to the surrounding residential community. In order to help prevent such issues, the zoning for highway commercial areas should provide for comprehensive site plan review by the Planning Commission and should provide safeguards to insure impacts to adjacent properties are minimized. Zoning safeguards should include adequate parking, appropriate lighting and signage for a rural town, and landscaping and bufferyard requirements.

The following are recommendations for the Highway Commercial land use district:

- (1) Highway commercial areas should be located adjacent to U.S. Route 50 and direct access points on U.S. Route 50 should be minimized and/or discouraged.

- (2) Strip shopping centers should be discouraged unless done so in accordance with strict design guidelines and standards. Clustered commercial development is the preferred alternative.
- (3) Retail establishments should be restricted in their bulk, scale, size, and intensity of use.
- (4) Appropriate and adequate parking, lighting, signage, sidewalks, landscaping, and other public services and amenities should be provided.
- (5) Minimize the impact of highway commercial uses on adjacent non-commercial properties.

Industrial Land Use Recommendations

In order to preserve the rural, small town atmosphere of Mardela Springs, no industrial land use is recommended within the existing corporate limits of the Town. There is a recommended industrial land use within the growth area for a property that houses the current Mardela Springs Transfer Station. Should this property be annexed in the future, it is anticipated that it would continue to function as a transfer station, an industrial-type use.

Institutional Land Use Recommendations

This land use category is characterized as land being owned by a public group or agency and includes areas devoted to use by the public, such as schools, libraries, churches, and parks.

It is recommended that new community facilities be located within or immediately adjacent to residential areas of the Town so that citizens may easily walk to facilities. The Proposed Land Use Plan proposes additional institutional lands on a parcel (P.257) adjacent to the existing Town Hall/Mardela Springs Park Recreation Area and local post office. (See Map #4) The Town would like to see this vacant, agricultural parcel utilized for future Town-owned amenities such as a larger Town Hall or expanded recreational facilities.

Municipal Expansion / Annexation Objective

Mardela Springs shall develop and expand in accordance with the adopted Comprehensive Plan, particularly with regard to plans for municipal annexation and implementation of the Town's Growth Area.

Municipal Annexation Policies

- (1) The Proposed Land Use Plan Map and the Town Growth Area Map shall guide the timing, location, and general land uses for infill development and annexed properties. Lands outside of the designated Growth Area shall generally not be eligible for annexation. Lands within the designated Growth Area shall have priority consideration for future annexation. (See Maps #4 and #5)
- (2) Maintain cost efficiencies in delivering services to citizens and minimize the need for future tax increases by requiring new growth and development to be directed to areas with existing or funded infrastructure.
- (3) The Town shall work with the County to protect sensitive areas and rural resources beyond the designated Growth Area. Of primary importance is protection of farm and forest land surrounding the Town.
- (4) The Town will encourage the County to protect rural character, support agriculture, and minimize forest loss beyond the designated Growth Area.
- (5) The Town shall not provide services beyond the confines of the designated Growth Area.
- (6) Land considered for annexation shall be adjacent to existing developed areas and priority shall be given to the designated Growth Area.
- (7) Land to be annexed by the Town shall be developed at a density, scale, and character compatible with the Town.
- (8) The Town shall study the costs and benefits provided by annexation, ensuring that all benefits arising from annexation exceed the costs of providing services to the area.

- (9) Through coordination and attendance at public workshops and meetings, the Town shall participate in land use and transportation planning, and in the decision-making process of the County in order to further the policies of the its Comprehensive Plan, including adherence to the designated Growth Area. Participation may include review of proposed plans and ordinances, development projects which are adjacent to or near Town borders, and proposals beyond the Growth Area that have reasonable potential to affect the environment, rural setting, or character of the Town.

Municipal Annexation Recommendations

The Plan recognizes that as the Town grows it will be necessary to annex new areas. The effects of municipal growth on water resources are discussed, and reasonable means of minimizing impacts are recommended, in the Water Resources Element. Land use policies for the Town's Growth Area are discussed in the Municipal Growth Element. This Element sets priorities for future annexation and coordination with Wicomico County.

The Town Growth Area Map and Municipal Growth Element are hereby incorporated into the Land Use Plan Element. In the future, the Town should enhance the Growth Area Map with specific uses, densities, preferred development patterns, access preferences, sending and receiving areas associated with the implementation of a Transfer of Development Rights (TDR) Program, open space, and reserved land (deferred development, community open space, stormwater management, and other municipal needs).

The Growth Area Map is intended to complement the Town's Proposed Land Use Map. These maps will provide the basis for future land use regulations and procedures. The Town Growth Area Map depicts the following:

- Locations that the Town may annex in the future.
- Areas where the Town will work with the County to provide the appropriate zoning in a timely fashion or to grant zoning waivers if needed.
- Areas where the Town will work with the County to incorporate these areas in the County's Comprehensive Plan and Comprehensive Water and Sewer Plan during the next update.

The order and timing of annexation will be determined by adjacency, landowner choices, and availability of services. For all annexations, the Town will ensure the following:

- Forest conservation practices and Critical Area requirements will be addressed for developing sites.
- Annexation plans will be consistent with the Land Use Element including the Growth Area Map.
- Developers will be required to estimate project impacts on Town services and infrastructure, sensitive areas, and the community as a whole.
- Projects will reflect traditional town or village character design standards.
- Until annexed, the Town will ask the County to refer proposed land use changes in these areas to the Town for review and comment.

MUNICIPAL GROWTH ELEMENT

Introduction

The purpose of the Municipal Growth Element (MGE), as specified in House Bill 1141, is to develop a plan for future territorial growth, integrate it into the Land Use Plan Element, and address its impacts on water resources and public facilities and services. The information discussed in this MGE is the first time many of these issues have been addressed by the Town.

Historic Growth Patterns

Historically, Mardela Springs has experienced little growth. In 1903, the population of Mardela Springs was 370 people. The Town grew to its highest population of 428 in 1950. Thereafter, the population remained less than 400. Mardela Springs experienced very low population growth between 1970 and 2000. In this thirty-year period, the Town's population grew from 356 to 364 persons, an increase of only 2.2 percent. The Maryland Department of Planning's 2008 population estimate for the Town is 357, a 2% decrease from the Town's 2000 population.

Most of the growth experienced by the Town has been in the form of single-family residential growth accompanied by some small institutional growth. Map #3, which is based upon the Maryland Department of Planning's 2007 Land Use / Land Cover data set, indicates existing land uses within the Town boundary.

Mardela Springs is the least populated of the eight municipalities in Wicomico County. The most likely reason is that the Town does not have a municipal sewerage system. Since public sewer is a major impetus in municipal growth and annexation requests, it is highly unlikely that Mardela Springs will experience any significant future population growth absent a centralized public sewerage system.

Development Capacity Analysis

The Maryland Department of Planning (MDP) performed the development capacity analysis with the Town of Mardela Springs. This involved collecting, integrating, and interpreting data to make it "fit" MDP's growth simulation model. MDP ran the growth model with default assumptions and current Town zoning to obtain preliminary

results and continued to work with the Town to build the base set of information and assumptions that shaped the final analysis and subsequent results.

Maryland's local governments committed to performing the Development Capacity Analysis as part of their comprehensive plan updates via the Development Capacity Analysis Local Government Memorandum of Understanding (MOU) (signed by the Maryland Municipal League and Maryland Association of Counties in August, 2004) and the Development Capacity Analysis Executive Order (signed by Governor Ehrlich in August, 2004).

These agreements were commitments to implement the recommendations made by the Development Capacity Task Force, which are outlined in their July 2004 report (the full report is available at: http://www.mdp.state.md.us/develop_cap.htm).

MDP's analysis, while not perfect, was endorsed by the Development Capacity Task Force and many local governments. This analysis produces estimates of the number of dwelling units built at build-out based on existing zoning, land use, parcel data, sewer service, and information about un-buildable lands. This analysis does not account for school, road, or sewer capacity. The estimates are focused on the capacity of the land to accommodate future growth.

Background and Trend Data

According to the United States Census Bureau, the Town of Mardela Springs had an estimated 357 persons in 2008 comprising 0.4 percent of the total County population. In 2000, Mardela Springs had a total of 142 households, 159 housing units, and an average household size of 2.56.

Wicomico County is expected to grow from 84,644 in 2000 to 117,550 by 2030, an increase of 32,906 persons. Based on the County's projected growth, the Town of Mardela Springs stands to add an additional 96 persons by 2030 for a total population of 460.

Capacity Analysis / Existing Corporate Boundary

The final results of the growth model use the default MDP assumptions of the model as well as the current zoning of Mardela Springs. (See Appendix A-1) The results of the analysis indicate that there is not sufficient capacity within the current corporate boundary for the Town

of Mardela Springs projected growth through 2030. The projections indicate an additional 96 people or 37 households by 2030 (based on a 2000 average household size of 2.56) and the Town has capacity for 38 people or 15 households within the current corporate boundary.

Mardela Springs will consider annexations of adjacent properties within the designated growth area (See Map #5) where residential land uses will be considered for future development conditioned upon the existence of or assurance of funding for adequate infrastructure improvements.

The capacities for each zoning category are shown in Table 11 below. The capacity is distributed between three zoning districts: Rural Residential, Village Center, and Village Residential. All three zoning districts allow for single family residences on a minimum lot of 22,000 square feet and are considered to be low-density residential zoning districts.

**TABLE 11
DEVELOPMENT CAPACITY ANALYSIS
CAPACITY BY ZONING CATEGORY
TOWN OF MARDELA SPRINGS**

<u>Zoning District</u>	<u>Capacity</u> (Potential Households)	<u>Acres</u>
Highway Commercial	0	38.10
Rural Residential	2	6.70
Village Center	9	60.70
Village Residential	4	84.50
Total	15	190.00

Appendix A-2 contains a map which indicates those residential parcels within the existing corporate boundary that have potential residential capacity. The development capacity analysis model does not take into account undeveloped or underdeveloped parcels that may not be developed for various reasons, such as the property owner’s unwillingness to develop, lack of access to the property, and changes in future land use. Future growth areas take into consideration the possibility that all residential growth may not occur as infill development for the reasons previously stated.

Land Supply to Support the Growth Policy

For the current planning period, the Town will adopt a moderate growth plan, accompanied by an effort to prioritize infill development. Considering both infill capacity and future growth, the Town needs to provide for 96 people or 37 households in order to accommodate the projected 2030 population of 460. Infill capacity at build-out provides for 38 people or 15 households. Assuming all infill development was to occur, the Town still needs to provide land capacity in its growth area for another 58 people or 22 households based upon 2030 projections. The Growth Area Map (Map#5) depicts 261 acres of residentially zoned land. Although, at first glance, the acreage amount may appear large, it is important to note that the growth area is severely limited by environmental constraints (Critical Area) and well and septic requirements (minimum 22,000 square foot lot size). MDP performed a development capacity analysis for the proposed growth area and, considering current zoning as well as environmental constraints, determined that the growth area could accommodate 54 additional households or 138 people. (See Appendix A-3) Therefore, in-fill and growth area capacity combined could result in a potential total of 69 households or 176 people.

Although the 2030 projections call for a needed capacity of just 37 households or 96 people, it is important to note that the Town cannot force infill development to occur. Many of the infill lots have been vacant for several years or are owned in conjunction with an adjacent house lot where the vacant lot is considered part of the house lot's yard. It is unlikely that the infill lots will be developed absent the implementation of a community sewerage system. Given these additional considerations, the total infill and growth area capacity seems reasonable given the 2030 population projections.

The Growth Area Map also depicts a moderate level of commercial land use. Both Highway and Village Center Commercial land uses are recommended in the Plan (See Map #5) in order to attract and accommodate future residential growth. Commercial growth will ultimately be guided by market forces, yet the Town's direct access to U.S Route 50 provides a high visibility opportunity for the location of highway commercial uses. However, as previously mentioned, the Town's single greatest disadvantage to both commercial and residential growth is the lack of a community water and sewerage system.

Proposed Land Use Plan

Proposed land uses (See Map #4) are developed to assist the Town in fostering a future vision for the community. The Town's Proposed Land Use Plan will provide for increased commercial and medium-density residential land, protection of historic and natural resources, and the continuation of the existing rural village nature of Mardela Springs.

Mardela Springs' Proposed Land Use Plan (Map #4) and Growth Area Map (Map #5) provide for two residential density categories: Medium Density Residential and Low Density Residential. It is assumed that high density residential development is not attainable absent community sewer service. The Proposed Land Use Plan also makes the distinction between Highway and Village Center Commercial uses. The Plan encourages the continuation of institutional uses and recommends an expansion of Mardela Springs' Town Hall and Park Recreation Area.

Medium Density Residential

The predominant residential category proposed for future in-fill development in Mardela Springs is medium density residential. Medium density residential areas are designated primarily for single-family detached homes determined to be in character with surrounding neighborhood densities.

Such areas may be developed in a density range of 2.1 to 8 dwelling units per acre, or roughly 5 to 20 people per acre. There are several un-subdivided and undeveloped parcels within the corporate boundary that have been recommended for medium density development. (See Map #4)

Low Density Residential

The low-density residential land use category is intended to recognize the need for less intense residential development in cases where there may be historic or sensitive areas issues to consider, or in cases where low-density development is more appropriate and compatible with an abutting established neighborhood.

These areas may be developed at a density of up to 2 dwelling units per acre, or roughly up to 5 people per acre. Although most all of the future residential infill is designated for medium density residential

development, all of the future residential development within the growth area is designated for low density residential land uses. (See Map #5) This is due to the fact that the majority of the future residential growth area lies within a Resource Conservation Area (RCA) of the Chesapeake Bay Critical Area Overlay District. The base density allowed in an RCA is one dwelling unit per twenty acres.

Village Center Commercial

The purpose of the Village Center Commercial land use district is to provide areas along collector roads or at intersections in residential neighborhoods for clustering of limited business and service uses, within the existing corporate boundary. The uses permitted in such areas are intended to provide services, light retailing, and groceries as a convenience to the neighborhoods within walking or short driving distance. This category recognizes that residential and commercial uses in Mardela Springs are in close proximity to one another and often located on small lots. This district allows for the continuance and reasonable expansion of existing, less intense commercial establishments that are deemed compatible with the surrounding neighborhood. The designated Village Center Commercial areas are depicted on Map #4.

Highway Commercial

The purpose of the Highway Commercial land use district is to provide areas for more intense commercial activity that also depends upon highway traffic for business. These areas are generally retail and service establishments located along high volume highways for increased accessibility and visibility. Highway Commercial uses may include, but are not limited to, restaurants, grocery stores, service stations, convenience stores, produce markets, farm equipment suppliers, and building suppliers.

The recommended location for highway commercial activity in Mardela Springs is along strategic portions of U.S. Route 50. (See Maps #4 and #5) These locations were selected due to their size and proximity to U.S. Route 50. It is anticipated that commercial uses on these parcels could serve local shopping and service needs of neighboring populations, as well as U.S. Route 50 travelers.

Growth Area

The annexation areas shown on Map #5 are based on areas the Town thought most likely to request annexation and are in locations that would benefit the future of Mardela Springs. The growth area represents lands that the Town may consider annexing to address future growth needs. The parcels designated for growth are the only areas slated for annexation during the planning period. The growth area should be revisited every six years when the Comprehensive Plan is scheduled for review and revision and / or if the Town implements a community sewer system.

Rural Buffers and Transition Areas

Based on the most recent Land Use Plan for Wicomico County (1998), much of the land use surrounding Mardela Springs is either Agriculture Resource, Forest Resource, Conservation, or Park/Open Space. There is a small amount of scattered low density residential development along major roadways. The growth area (Town Growth) for Mardela Springs on the current County Land Use plan is quite large. The Town has elected to dramatically reduce the proposed growth area in this Comprehensive Plan update.

Wicomico County is currently in the process of updating its Comprehensive Plan. This process will include an updated Land Use Plan for the County which will determine areas to be designated for future residential development as well as for resource conservation. Mardela Springs will work with Wicomico County to determine suitable land uses surrounding the Town, but outside of the Town's growth area; and will cooperatively participate in discussions with the County to determine appropriate Rural Buffers and Transition Areas. These discussions are anticipated to include future land use policies of mutual interest and benefit that may result in changes to current County zoning designations and subdivision regulations.

Sensitive Areas Protection

In the growth area, sensitive areas should be avoided and point and non-point sources of pollution reduced. Sensitive areas include streams, wetlands, and their buffers; 100-year floodplain; habitats of threatened and endangered species; steep slopes; and agricultural and forestlands intended for resource protection. Sensitive areas within the growth area will be protected consistent with the goals, objectives,

policies, and recommendations outlined in the Sensitive Areas Element.

Growth Demands

Increased residential and commercial growth will place additional demands on public services and facilities provided by the Town of Mardela Springs and Wicomico County. Table 12 summarizes the estimated potential impacts on public facilities and services associated with build-out of the in-fill and growth area capacities previously mentioned in this MGE.

**TABLE 12
IMPACTS OF GROWTH ON PUBLIC FACILITIES & SERVICES
TOTAL BUILD-OUT FOR PLANNING PERIOD 2010 - 2030
TOWN OF MARDELA SPRINGS**

Facility / Service	Total	Factor	Description
Households	211	69	New Households from 2000 Census
Population	540	176	Population Increase from 2000 Census
SCHOOLS (new students)	42	0.611	Per Household
High School	14	0.206	Per Household
Middle School	9	0.135	Per Household
Elementary School	19	0.270	Per Household
TOWN ADMINISTRATION / MEETING (GFA)	188	1.07	S.F. Per Capita
PUBLIC WORKS (GFA)	176	1	S.F. Per Capita
LIBRARY (GFA)	17.6	0.1	S.F. Per Capita
POLICE (personnel)	0	2.6	Per 1,000 Population
RECREATION LAND (acres)	0	30	Acres per 1,000 Population
FIRE & RESCUE			
Personnel	0	1.59	Per 1,000 Population
Facilities (GFA)	0	800	S.F. Per 1,000 Population

Assumptions: Impact projections for growth in the Town of Mardela Springs utilized the following sources:

- MDP Development Capacity Analysis for population and household projections for complete build-out of infill and growth areas.
- Wicomico County Board of Education multipliers for school enrollment.

- State of Maryland Program Open Space recommendation for recreational land.
- Multipliers for Municipal Administrative and Public Works Space based on current space per thousand people.
- American Library Association for library facility square foot multiplier.
- International Association of Police Chiefs for personnel multiplier.
- International City Council Management Association for fire personnel multiplier.
- National Planning Standard for fire facility square foot multiplier.

Growth Impacts

The most significant potential impacts of the Mardela Springs Growth Plan at build-out are on schools and town administration/public works facilities. Future annexations and large-scale development proposals should be required to perform a fiscal impact analysis to determine if the projected revenues of the project will cover the costs of the necessary public facilities and services.

Public Schools

The projected impact is approximately 42 new students: 19 elementary school students, 9 middle school students, and 14 high school students.

No public or private schools exist within the corporate boundary of Mardela Springs. Northwestern Elementary (Pre-K through 5) is located about a mile from the Town across U.S. Route 50 on Sharptown Road. According to the FY2011 Wicomico County Educational Facility Master Plan (EFMP), Northwestern Elementary has a State-rated capacity of 274 pupils and the May 2010 enrollment was 294 pupils, which includes 16 PRE-K students. The overall physical condition of the school is rated as "good". Northwestern Elementary is not programmed for expansion in the current EFMP.

Mardela Middle and High School (Grades 6-12) is also located across U.S. Route 50 in the same vicinity as the elementary school. The FY2011 Wicomico County EFMP has a combined State-rated capacity of 616 students and the May 2010 enrollment was 716 students. The overall physical condition of the school is listed as "good". The County plans to add four classrooms to Mardela High School by 2013 in order to deal with overcrowding and an expected increase in enrollment numbers.

Schools are under Wicomico County's authority and control. Wicomico County acknowledges that school overcrowding is one of their greatest infrastructure issues and will likely continue to be as the County's population increases. The Town of Mardela Springs will continue to consult and work with the County on future growth plans and development projects in order to help to determine potential impacts on the area school system.

Library

Residents of Mardela Springs are within 12 miles of the Wicomico County Public Library in downtown Salisbury. In addition, the County's Bookmobile services the area via bi-weekly visits to Northwestern Elementary School. The projected growth impacts indicate that an additional 17.6 square feet of library space will be needed to accommodate the Town's Growth Plan. The County's library facilities should adequately serve these needs.

Recreation/ Open Space Lands

The State of Maryland and the Program Open Space goal is to provide 30 acres of park space for every 1,000 residents and Wicomico County adopted this standard as part of its 2005 Land Preservation, Parks, and Recreation Plan (LPPRP).

If the State standard is used as the guiding principle for determining the adequacy of open space and recreational acreage, then the Town of Mardela Springs appears to meet the mark. With a 2000 population of 364 people, State standards would indicate that park acreage should total 10.92 acres and 34.3 acres is actually provided. The 34.3 acres includes the 1.80 acre Mardela Springs boat ramp and picnic area; the 4.0 acre Mardela Springs Park Recreation Area; the 1.0 acre Mardela Springs tennis courts; the 5.6 acre Northwestern Elementary School site; and the 21.9 acre Mardela Middle and High School facility. These combined acreages more than meet the State standard for parks. In addition, projected growth impacts indicate no need for additional park and open space lands to accommodate Mardela Springs' Growth Plan.

Public Safety

Mardela Springs does not have its own police force. The Wicomico County Sheriff's Office and the Maryland State Police currently respond to police and 911 calls in the Town. Although the growth impact table

indicates no need for a full-time municipal police officer, the Town should continue to work with the County and State police forces to monitor crime rates and responses. The Town should also work with these police forces to identify and implement crime prevention programs.

The growth impact table indicates no additional need for fire and rescue personnel or facilities. The Town's Fire Department, including emergency medical services (EMS), has adequate staffing and resources to serve the Town and the surrounding area. The Fire Department will continue to evaluate its needs to ensure response times and services do not decline.

Town Administrative Offices and Public Works Space

The projected impact of the Town's Growth Plan results in a need for an additional 188 square feet in Town administrative/meeting space; and an additional 176 square feet of public works space.

The Town recognizes that any gain in population will require an equivalent increase in municipal meeting space. The current Town Hall is 1,153 square feet and was built in 1960. In planning for such future need, the Town has shown a large, vacant agricultural land use parcel (P.257) next to the existing Town Hall and post office properties as future institutional land use on the Proposed Land Use Plan. (See Map #4)

Public Works facilities usually provide space for personnel and equipment needed for street repairs, trash collection, snow removal, and water and sewer systems. At this time, Mardela Springs does not provide any of these services to the community. However, the Town should be aware that as the population increases, the Town may have to provide some or all of these services.

Water, Sewer and Stormwater Management

Mardela Springs does not have a public water or sewer system. For water, all properties are served by individual on-site wells. All of the Town's water supply, including potable and non-potable water, is secured from ground water aquifers. The Town is totally dependent upon this source of water.

For sewer, all properties are served by on-site individual septic tanks. Further discussion about the Town's existing on-site septic systems

and the Town's future plans for a public sewerage facility is provided in the Community Facilities and Water Resources Elements.

The Town hired a consultant in 2009 to identify and examine various options for providing community, regional water and sewer service to all of the residents of Mardela Springs. The study included a summary of site conditions and the extent and severity of public health / environmental conditions. The study also included a description of the various options for wastewater collection, disposal, treatment, and distribution. Design parameters and configurations for each option, as well as cost estimates were also discussed. Additional information about the study is provided in the Community Facilities and Water Resources Elements.

Mardela Springs has an existing municipal stormdrain system that handles the bulk of the Town's stormwater run-off. However, the Town recently entered into a cooperative agreement with Wicomico County to adopt the County's stormwater management regulations and to have the County review and enforce all stormwater management plans. Therefore, all new development and re-development projects within Mardela Springs will have to comply with Wicomico County's stormwater management ordinance.

Funding Mechanisms

A number of mechanisms exist that enable the Town to finance necessary infrastructure improvements to accommodate expected growth. Wherever possible the Town should pursue available sources of funding from State and federal programs, especially with respect to the implementation of a community water and sewer system.

Mardela Springs has the authority to enact excise taxes and impact fees. These tools exact infrastructure funds from developers as a condition of project approval. Excise taxes are the more flexible tool in terms of how the funds can be used.

Development Rights and Responsibilities Agreements (DRRA) can be used to legally bind the Town and a developer for specific development projects and supporting services and facilities. Infrastructure improvements are an important part of those agreements.

Table 13 lists potential funding sources to address impacts of growth on public facilities and services. Although not all of these funding

mechanisms may be utilized by the Town and/or the County, they represent ways to generate revenue for infrastructure maintenance and construction.

**TABLE 13
POTENTIAL FUNDING SOURCES FOR
GROWTH IMPACTS ON PUBLIC FACILITIES & SERVICES
TOWN OF MARDELA SPRINGS**

<u>Facility / Service</u>	<u>Potential Funding Source</u>
School Facilities	Property Tax, Excise Tax, Impact Fee, Federal/State Public School Construction Funds
Town Administration	Property Tax, Impact Fee, State Grants & Loans, Service Fees (inspection & building permit fees)
Public Works	Property Tax, Impacts Fee, User Fee, Connection Fee, Federal/State Grants & Loans, Service Fee (water & sewer charges)
Library Facilities	Property Tax, Excise Tax, Impact Fee, Federal/State Grants & Loans
Police	Property Tax, Impact Fee, Fines & Fees
Recreation / Open Space Land	State Program Open Space (POS), Federal & State Grants, Donations
Fire & Rescue (Non-Profit)	Federal/State Grants, Public and Private Contributions
Water & Sewer	Federal/State Grants & Loans, Connection Fee, User Fee, Service Fee

Municipal Growth Recommendations

In order to meet the future growth needs of the Town and the goals, objectives, and visions of this Comprehensive Plan, the following recommendations should be considered to accommodate future growth in Mardela Springs:

- (1) The Town should give priority to, and provide incentives for, infill development on small vacant lots; as well as the creation

of well-designed infill projects on the larger vacant parcels, consistent with the provision of adequate services.

- (2) The Town should encourage and support County policies that channel the appropriate type, scale, and mixture of growth to the Town and its growth area.
- (3) The Town shall discourage the inefficient use of land for development within the growth area and shall encourage the County to take measures to prevent sprawl and resource-consuming patterns of growth.
- (4) The Town should require developers to mitigate growth impacts on infrastructure by creating an annexation process that allows for Town/developer negotiation, utilizing Developers Rights and Responsibilities Agreements, allowing the Comprehensive Plan to be a guide for necessary improvements, and providing the County with the required impact fees for schools.
- (5) The Growth Area Map should have the following features:

Growth Areas:

- These areas are the locations that the Town may annex in the future.
- The County should provide the appropriate zoning in a timely fashion or grant waivers where needed.
- The County should incorporate the Town's Growth Area Map in its Comprehensive Plan.
- The order of annexation should be determined by adjacency, landowner choices, and availability of services.
- Critical Area regulations and Forest Conservation Act requirements should be required for developing sites.
- Annexation plans must be consistent with the Land Use Element including the Growth Area Map.
- Developers should be required to estimate project impacts on existing infrastructure.
- Project design should reflect traditional town or village character.
- Until annexed, the County should refer proposed land use changes within the identified growth area to the Town for review and comment.

Rural transition areas surrounding the Town:

- These areas are part of the geographic setting of the Town and the Town has an interest in what happens on these sites.
- The County should refer proposed land use changes in these areas to the Town for review and comment.
- These areas are planned for conservation by the County.
- The County and Town may explore the transfer of development rights to areas within the Town's growth area.
- The County and Town should discourage growth and development in these areas.

- (6) Wicomico County Comprehensive Water and Sewerage Plan: Should Mardela Springs implement community water and sewerage, the Town should work with the County to establish service area changes, adequacy reviews for proposed growth, maintenance plans, and impact fees for certain development.
- (7) Zoning Amendments and Zoning Collaboration with the County: Flexible and innovative zoning districts may be developed. The Town may use floating zones to increase the chances for a marriage between the market and private landowner choices. Overlay zones may be developed for a number of purposes including architectural design, protection of traditional neighborhoods, and protection of sensitive areas and water quality.
- (8) Annexation Plan: The phasing of annexations, prioritizing of sites, site planning, and zoning coordination with the County should be addressed. Guidance should be developed for preparation of an Annexation Plan that is consistent with the Municipal Growth and Water Resources Elements.
- (9) Transfer of Development Rights (TDR's): The Town should evaluate the practical value of developing an inter-jurisdictional TDR program with the County, whereby development rights under County zoning can be voluntarily sold and transferred from surrounding rural areas, for use in the Town growth area.
- (10) Municipal Character Policy: Under the Town's long term development policy, the character, visual cohesiveness, and

bounded edges of the Town should stay intact. New edge development is permitted, but it must reflect traditional Town character in terms of scale, land use, and design.

Development must be compatible with community and historic character in terms of design. The Town should identify patterns of housing styles, building materials, lot arrangements, setbacks, and other elements of design to guide infill, redevelopment, and new growth in a manner that reinforces community character. Infill and growth area projects should be developed as traditional neighborhoods under coordinated multi-parcel development plans.

(11) Planning Contracts:

- Joint Planning Agreements: HB1141 enables counties and municipalities to enter into contractual agreements as a means to solidify the inter-jurisdictional aspects of the new Comprehensive Plan (e.g., the Growth Area Map). A Joint Planning Agreement between the Town of Mardela Springs and Wicomico County should be developed.
- Developer's Rights and Responsibilities Agreements (DRRA): A DRRA is similar to the Joint Planning Agreement, but operates on a different level. A DRRA is a contract between the municipality and the developer that spells out rights and responsibilities of the parties. The Town should develop a standardized DRRA that can be adapted to suit particular projects.

SENSITIVE AREAS ELEMENT

Introduction

This sensitive areas element supports and addresses Vision Two of the Economic Growth, Resource Protection, and Planning Act of 1992, *"Sensitive areas are protected."* The need to protect environmentally sensitive areas is based on the concept that these resources are vital to the well being of the Town and its residents. Disturbance of these areas degrades or eliminates natural processes that provide protection from localized flooding, as well as habitat protection and groundwater supply. Furthermore, alteration of these areas can impact the natural resources which contribute to the Town's character and the residents' quality of life.

Sensitive Areas

The Economic Growth, Resource Protection, and Planning Act of 1992, and as amended by House Bill 1141 (enacted during the 2006 Maryland Legislative Session), requires that the comprehensive plan address protection of the following sensitive areas:

- Streams, wetlands, and their buffers;
- 100-year floodplain;
- Habitats of threatened and endangered species;
- Steep slopes;
- Agricultural and forestlands intended for resource protection; and,
- Other sensitive areas a jurisdiction wants to protect from the adverse impacts of development.

Sensitive Areas Goals

- (1) Preserve the natural resources and features of Mardela Springs and the surrounding environs to insure a balance between development and the need to protect natural resources or features.

- (2) Minimize adverse impacts on water quality (including ground water) that result from high nutrient loadings or pollutants in runoff from surrounding lands or from pollutants that are discharged from structures; and to conserve fish, wildlife, and plant habitats in the Town.

Sensitive Areas Analysis

Streams, Wetlands, and Their Buffers

Mardela Springs is located on Barren Creek, a tidal tributary of the Nanticoke River. The Nanticoke River is among the many bodies of water that feed into the Chesapeake Bay, the Nation's largest and most productive estuary. The balance of the Bay's delicate ecosystem can be damaged by development, which creates stormwater runoff that overloads the Bay with nutrients and clouds it with sediments. Streams are important spawning ground for fish and help to support other types of wildlife. Therefore, it is important Barren Creek is protected and that development which could degrade the water quality of the Bay be controlled.

The non-tidal wetlands within Mardela Springs are generally confined to land adjacent to or near Barren Creek and its tributaries, and are found in the form of forested wetlands. (See Map #6) These areas help maintain the ecological balance of plant and animal life and contribute to the quality of our environment, both urban and rural.

Stream buffers are areas along the lengths of stream banks, established to protect streams from man-made disturbances. Buffers are a "best management technique" that reduces sediment, nitrogen, phosphorous, and other runoff pollutants by acting as a filter, thus minimizing damage to streams. Stream buffers also improve habitat for fish and other stream life, and provide for wetland habitats. Within the Town's Critical Area, a 100' Tidal Buffer is required from the landward edge of tidal water, tidal marsh, and tributary streams. Both within and outside of the Town's Critical Area, there is a State non-tidal wetland regulation that requires a 25-foot buffer from non-tidal wetlands.

Wetlands Of Special State Concern (WSSC)

Wetlands of Special State Concern are the best examples of Maryland's non-tidal wetland habitats and are designated for special protection

under the State's nontidal wetlands regulations. These wetlands have exceptional ecological and educational value. Many of these special wetlands contain the last remaining populations of native plants and animals that are now rare and threatened with extinction in the State.

A small portion of a WSSC is present within the current municipal boundary with a larger portion of the WSSC located within the proposed growth area. A guidance map indicating the location of the WSSC is on file at the Mardela Springs Town Hall. The Town intends to work with landowners to maintain the WSSC in its natural state, avoiding impacts to the native vegetation or the quantity and quality of water in the wetland. Where possible, forestry, agricultural, and development activities in the WSSC shall be avoided.

100-Year Floodplain

Historical reasons for floodplain protection have been to guard against injury to people and to prevent the destruction of property. In the context of sensitive areas protection, relatively undisturbed floodplains provide a variety of benefits including moderation and storage of flood waters, reduction of erosion and sedimentation, and maintenance of water quality.

The 100-year tidal floodplain is the land along or adjacent to tidal water that is susceptible to inundation by the 100-year flood generated by coastal or tidal flooding due to high tides, hurricanes, tropical storms, or steady on-shore winds. The non-tidal 100-year floodplain is the land area along or adjacent to non-tidal streams and bodies of water that is susceptible to inundation by the 100-year flood as a result of rainfall and runoff from upland areas.

Floodplain mapping is based on information adapted from the 1992 Federal Insurance Rates Map. Floodplain areas are characterized by relatively flat topography and soil types that were deposited during past inundations by floodwaters.

The Town adopted a Floodplain Ordinance on March 16, 2004, which delegated authority to Wicomico County to administer the floodplain regulations under County Code provisions.

Habitats of Threatened and Endangered Species

At this time, there is no known Federal, State, or locally designated Rare, Threatened, or Endangered Species according to the Maryland Department of Natural Resources, Natural Heritage Division.

Steep Slopes

Steep slopes are defined as slopes 15% or greater. Although there are few steep lands in Mardela Springs, development is regulated on steep slopes within and adjacent to the 100-foot Tidal Buffer (Buffer) within the Town's Critical Area. In such cases, the 100' Buffer should be expanded to include steep slopes and should not be disturbed unless for development of a water dependent facility or via variance approval.

Agricultural and Forestlands Intended for Resource Protection

Currently, Mardela Springs' forested areas are principally comprised of forested non-tidal wetlands, and therefore, are generally well protected under State non-tidal wetland regulations. While the Town does have a few larger parcels which are being actively tilled, these farms are too small in size for conventional long-term resource protection programs such as the Maryland Agricultural Land Preservation Foundation Program.

Other Sensitive Areas

Chesapeake Bay Critical Area

In adopting the Chesapeake Bay Critical Area Law (Natural Resources Article 8-1801 through 8-1816) the Maryland General Assembly specifically found that there is a critical and substantial State interest in fostering more sensitive development activity along tidal shorelines of the Bay so as to minimize damage to water quality and wildlife habitats. In general, the Critical Area is defined as all lands and water areas within 1,000 feet beyond the landward boundaries of State or private wetlands and the heads of tides. Furthermore, the Critical Area Law established a 100-foot Tidal Buffer, which is a measured 100 feet landward from the mean high water line of tidal waters, tributary streams, and tidal wetlands.

The Critical Area Law required the Town to adopt and implement a Critical Area Program consistent with the guidelines established by the Chesapeake Bay Critical Area Commission. Mardela Springs'

Chesapeake Bay Critical Area Protection Program was adopted on January 20, 1992.

Of the three land management classifications associated with the Critical Area Law, only one such classification, Limited Development Area (LDA), lies within Mardela Springs. (See Map #6) LDA's, as established by the Critical Area Law, are generally defined as those areas currently developed in low or moderate intensity uses, such as single family dwellings and churches, however they can also contain areas of natural plant and animal habitats. There are approximately 126 acres of LDA within the Town, which constitutes approximately 66% of Mardela Springs' total land area.

A large portion of the Town's residential growth area is located within the Critical Area and is classified as Resource Conservation Area (RCA). (See Maps #5 and #6) RCA's allow a permitted density of only one dwelling unit per 20 acres, therefore, upon annexation, Critical Area growth allocation is necessary in order to develop RCA lands at a density consistent with current municipal development patterns. The growth allocation process allows a local government to change a land use management designation from Resource Conservation Area to either Limited Development Area or Intensely Developed Area or to change a Limited Development Area to an Intensely Developed Area. This Critical Area land use management classification change allows for the land to be development at higher per acre densities. The Critical Area Commission's standard for review of growth allocation requests is that the use of growth allocation be consistent with the goals and criteria of the Critical Area Program.

Tree Preservation and Forest Conservation

The Maryland Forest Conservation Law requires that clearing of forest be regulated as of December 1992 to insure that certain forest conservation measures are implemented. Jurisdictions are required to adopt a local Forest Conservation Program and implement regulations that are consistent with the requirements of the Law. These requirements apply to building permits, subdivision plats, or applications for a grading and sediment control permit on areas 40,000 square feet or greater. On February 14, 1994, Wicomico County amended Chapter 126 of its County Code to allow the Wicomico County Department of Planning, Zoning, and Community Development to administer the Forest Conservation Act requirements for the Town.

Groundwater Protection

Groundwater is the sole source of drinking water in Mardela Springs. Increasing demand for groundwater and the relatively shallow level of the local groundwater source make protection of this water source a major concern to the Town. Since surface water in and adjacent to the Town is not suitable for drinking water supply without extensive treatment, it is important that the Town conserve and protect its groundwater supply.

The issue of groundwater protection is further addressed within the Water Resources Element of this Plan.

Sensitive Areas Objectives

The following Mardela Springs' Plan objectives are meant to preserve the natural resources and features of Mardela Springs and the surrounding environs to insure a balance between development and the need to protect natural resources or features:

- (1) Protect the quality of air, water, and land from the adverse effects of growth and development.
- (2) Ensure that development and re-development are controlled so that negative on-site impacts are minimized both during and after construction.
- (3) Maintain, to the extent possible, the natural state of the WSSC in order to preserve its ecological and educational value.
- (4) Continue implementing the Town's Critical Area Program to protect the aquatic habitat along Barren Creek and its tributaries, thereby preserving and enhancing this water body as a natural asset to the community.
- (5) Maintain, to the extent practical, the natural resource base within the Town.
- (6) Assess future development proposals in light of the site's physical suitability to accommodate development while protecting natural resources and the quality of the Town's groundwater.

- (7) Preserve and protect fragile groundwater resources within the Town. (Protection of these resources is specifically addressed within the Water Resources Element of this Plan)

Sensitive Areas Policies

- (1) Direct intensive development activities away from natural areas adjacent or proximate to sensitive areas such as steep slopes, non-tidal wetlands, WSSC, floodplains, and naturally occurring areas.
- (2) Preserve environmentally sensitive areas along Barren Creek and its tributaries.
- (3) Establish specific development policies for reviewing all development activities within sensitive areas, paying particular respect to impacts upon and the protection of groundwater.
- (4) When it is not possible for development to avoid sensitive areas, developers should be required to use construction techniques that minimize impacts. Any necessary adverse impacts to sensitive areas should be sufficiently mitigated.
- (5) Development should be compatible with sensitive areas. Development regulations, such as lot size and yard setbacks, should be revised to provide flexibility for avoiding development in sensitive areas.
- (6) Preserve natural drainageways and provide public access points for maintenance purposes.

Sensitive Areas Recommendations

The recommendations for the Sensitive Areas Element are grouped according to the type of sensitive area, as follows:

Streams, Wetlands, and Their Buffers

- (1) Outside of the Critical Area, it is recommended that the Town define a stream corridor to be measured 100 feet from the stream bank. Any development occurring within this area should be evaluated for its potential impact on adjacent

streams. The minimum stream buffer requirement for areas outside the Critical Area should be 25 feet from the edge of the bank. This stream buffer should be expanded (to as much as 100 feet) if the Town determines it to be in the best interest of protecting the stream.

- (2) It is recommended that the Town continue to ensure the establishment of both the 100-foot Tidal Buffer and the 25-foot non-tidal wetland buffer during the Town's review and approval of subdivision plats and site plans, as well as approvals of individual building permits.
- (3) It is recommended that the Town work with the Maryland Department of Natural Resources (DNR) Natural Heritage Program to develop a review process for any activity within the WSSC. The Town should work with DNR to make sure that the WSSC is protected and that required Buffers are in place.

Floodplains

- (1) The Town should continue to work cooperatively with Wicomico County to ensure the continued adherence to the Town's Floodplain Ordinance.

Habitat and Species Protection

- (1) The Town should require that all development activities address protection of State and federally designated threatened and endangered species. The Town should also require property owners and developers to contact the Maryland Fish, Heritage, and Wildlife Administration (MFHWA) to determine whether proposed activities will occur within or adjacent to identified threatened and endangered species habitat.
- (2) If it is established that an activity will occur within or adjacent to a threatened and endangered species habitat, the Town should require that the property owner or developer provide protection measures in the project design. A written environmental assessment including site design plans and a description of measures to be taken to protect the identified habitat should be required to be submitted to the Town as part of the development review process. The property owner

or developer should also work with the Maryland Natural Heritage Program in establishing species/site-specific protection measures.

Steep Slopes

- (1) The Town should continue to effectively implement the steep slope requirements of its Critical Area Program.
- (2) For steep slopes outside of the Critical Area, land cover or structure placement should be severely limited on any slope with a grade of twenty-five (25) percent. For slopes between fifteen (15) and twenty-five (25) percent, good engineering practices should be required to insure sediment and erosion control and slope stabilization before, during, and after disturbance activities, and to minimize cut and fill.

Agricultural and Forestlands Intended for Resource Protection

- (1) Within its existing boundary, the Town does not currently have any agricultural land and forest land of substantial enough size for resource protection. However, the Town should work in conjunction with Wicomico County to designate important agricultural and forest lands outside of its municipal boundary that may be key resource protection areas.

Critical Area Program

- (1) Mardela Springs' Chesapeake Bay Critical Area Program regulates those lands in the Critical Area. The Town should keep its Critical Area Program current, with respect to the State required six-year update, thereby ensuring that the Town's program is reflective of recent amendments to the State Critical Area Law.
- (2) The Critical Area Program should be used as a reference guide for making educated decisions on land use issues affecting lands outside of the Critical Area. Many of the resource protection measures required in the Critical Area; e.g., stream buffers, limiting development in areas with development constraints, and limits on forest clearing, should be considered for application outside of the Critical Area.

- (3) The Town should continue to work with the Chesapeake and Atlantic Coastal Bays Critical Area Commission Staff to evaluate the most effective means to implement the Town's Critical Area Program, given the fact that the Town has no full-time staff.
- (4) The Town may want to explore the feasibility of establishing a cooperative agreement with Wicomico County, similar to that already established for floodplain and forest conservation laws, to facilitate effective administration of the Critical Area Program.

Forest Conservation Law

- (1) The Town should continue to work cooperatively with Wicomico County to ensure adherence to the Forest Conservation Law.

Groundwater Protection

- (1) The Town should explore development of alternative drinking water supplies where groundwater levels and quality are found to be decreasing. This may include fostering inter-jurisdictional cooperation with the County for development of potable water supplies.

TRANSPORTATION ELEMENT

Introduction

The movement of people and goods is an important concern in any community's growth plan. To provide a safe and efficient transportation network with minimal disruption of the area can sometimes be difficult to achieve. The Transportation Plan Element must be closely coordinated with other elements of the Plan to assure that transportation plans and policies complement and promote those of other sections.

Too often, transportation planning begins in reaction to a problem. This Comprehensive Plan suggests that a proactive approach to mobility issues is needed. Wicomico County and its municipalities need to plan in a manner that defines a coordinated, evolutionary approach toward achieving less reliance on driving alone, in order to enhance the choice, mobility, and quality of life for all citizens.

With this Comprehensive Plan there should come a new awareness of the importance of streets to the quality of life in Mardela Springs. Streets can no longer be considered a backdrop on the stage, but must be considered a central character. The form that the streets take and the newly defined functions they serve will determine how quickly the Town vision is achieved, or whether the vision can be achieved at all.

The future vision for Mardela Springs includes streets that are pleasant to walk along, safe and efficient bike routes, effective for carpools and vanpools, and a network of roads that moves people and goods efficiently throughout the Town. The goal must be to shift from moving vehicles to strategies that will result in balancing the need for cars and trucks, transit riders, bike riders, and pedestrians.

To become a less car dependent community, there must be more opportunities to live closer to work, in livable, walkable neighborhoods. In addition, streets must be well connected to make travel from one place to another as efficient as possible. The key to achieving this vision is to redefine streets as a network that will serve the pedestrian, bike riders, and vehicles that will use them. In areas where Mardela Springs wants to increase density and where the Town wants more people to live and work, existing streets need to be retrofitted with sidewalks and street trees. These improvements will help attract people back to these streets and investors to redevelop and infill in these areas.

Transportation Goal

The overall goal of the Transportation Element is to develop a coordinated transportation network that enables the safe and efficient movement of people and goods.

Highway and Street System

One State highway serves Mardela Springs – U.S. Route 50. The Town boundary abuts U.S. Route 50 and almost the entire Town is located on the south side of this major highway.

In addition to this major highway, the Town has a couple of other categories of streets and roads. These various types of roads have specific purposes depending upon the volume of traffic, typical street width, on-street parking conditions, location, and the type of development they serve.

Functional Classification

The foundation of a long-range street improvement program is a highway functional classification system. The functional classification system allows for the logical coordination of the system of State and local streets and highways in and around Mardela Springs. (See Map #7)

Functional classification categories in Mardela Springs include:

1. Arterial Highway;
2. Collectors – major and minor; and
3. Local streets.

Arterial Highway

The highest level of highway service provided to the Town is the arterial system. The primary purpose of all arterial highways is to provide continuous and efficient routes for movement of high volume traffic between towns or major traffic generators, particularly that of an intra-state or inter-state nature. Direct access to adjoining land should not be provided except at certain key points. Arterial highways are designed to maintain homogeneous neighborhoods and to serve as

boundaries between various neighborhoods. On-street parking should be prohibited.

The Federal Highway Functional Classification System has differing classification hierarchies for rural and urban areas. Under this system, Mardela Springs is considered a rural area. The rural principal arterial system is stratified into two subsystems: the interstate system and other principal arterials. U.S. Route 50 is classified by the Maryland Department of Transportation as a rural other principal arterial because it is a principal arterial highway in a rural area that is not a designated route of the interstate highway system.

Rural Major Collector

The primary purpose of the collector system is to collect traffic from local residential streets and provide for the direct movement of traffic to commercial and industrial areas and the arterial highways.

Major collectors are those roads that serve traffic within counties and between communities. They are intended for inter-neighborhood and through traffic. Sharptown Road (MD Route 313) and Athol Road (County Road #38) are classified as Rural Major Collectors and primarily function to serve through traffic. Sharptown Road is a major State route that receives traffic from Mardela Springs, U.S. Route 50, and Maryland Route 54 (Delmar Road), and travels through Sharptown and into Dorchester County, Maryland. Athol Road is a major road that collects traffic from U.S. Route 50, Bridge Street, and other various rural roads in northwestern Wicomico County. Although Athol Road is a major collector road, the posted speed limit within the Town limits is 25 miles per hour due to the number of driveways for single-family homes and the rural nature of the surrounding area. The Town elected to allow Wicomico County to receive its share of the State's Highway User Fees in exchange for County maintenance of all of its roads with the exception of U.S. Route 50, which is maintained by the State Highway Administration.

Rural Minor Collectors

Rural minor collectors are streets that, in addition to serving abutting properties, intercept minor streets, connect with community facilities, and primarily serve neighborhood traffic. Main Street from U.S. Route 50 to Bridge Street, Bridge Street from Main Street to Athol Road, Athol Road from Bridge Street to the south, and MD 54 from MD 313 to the east are all classified by the Maryland Department of

Transportation as rural minor collectors, and as previously mentioned, are maintained by Wicomico County. The posted speed limit for these two streets is 25 miles per hour due to the residential neighborhoods they serve.

Rural Local Streets

The most extensive part of the street network in Mardela Springs consists of local streets. Local streets are primarily intended to provide access for individual homes, stores, and businesses. They enable vehicles to move within the Town and to reach collector roads. All other streets not previously mentioned are classified as local streets and have a posted speed limit of 25 miles per hour. The County maintains all of the Town's local streets.

Existing Conditions

As in most small towns, the main transportation system in Mardela Springs is the road network. There are four roadways that primarily serve the Town: U.S Route 50, Athol Road, Main Street, and Bridge Street. These roads are the main routes that provide residents with easy access to other communities on the Eastern Shore and beyond. The majority of daily work and social trips generated from the Town typically traverse one or more of these four roadways.

All of the aforementioned roadways are maintained for the Town by Wicomico County, with the exception of U.S Route 50, which is maintained by the State Highway Administration. The County provides roadway maintenance in exchange for the Town's share of its State Highway User Fees.

It is important to note that the State Highway Administration (SHA) does have a conceptual access control plan for the portion of U.S Route 50 that abuts the Town's corporate boundary. This long-range plan serves as a guide to SHA when making access control decisions associated with an application for a State entrance / access permit. When development or redevelopment occurs along U.S. Route 50, SHA may issue a permit for temporary access to the site given the property owner grants the necessary right-of-way to the State for a future service road to provide centralized access to the surrounding area. Long-term, SHA envisions that there will be no individual driveways with direct access to U.S. Route 50.

Ultimately, SHA anticipates that U.S. Route 50 will be fully access controlled, thus providing for a higher degree of safety and mobility.

Not having a limited access policy can prove problematic in the future because each time a new access point is granted; the efficiency and safety of the roadways are increasingly jeopardized.

Parking is generally permitted on both sides of all minor collector and local streets with the exception of Main Street and Bridge Street, where on-street parking is prohibited in certain areas in order to provide adequate and safe access for school buses and emergency vehicles.

Overall, the existing transportation system and related amenities serve the Town of Mardela Springs very well. All of the roads in and around the Town are considered adequate for their current use according to the Wicomico County Department of Public Works, Roads Division, and the State Highway Administration.

Future Highway and Street System Needs

Most of the Town's local streets need drainage improvements and curb and gutter. The existing drainage problems range from minor, such as at the intersection of Bridge and Main Streets, to the more serious, such as at the intersection of Main Street and Spring Grove Road. There are numerous sources of these drainage problems; to include debris in the stormdrains, lack of or poor condition of curbs and gutters, and the continued paving of streets that are not milled often resulting in the height of the stormdrain above the paved surface of the roadway.

The installation or improvement of curbs and gutters is also a significant issue for the Town, not to just help address existing drainage issues, but also to help keep individual yards out of the public roadways.

Currently, either Wicomico County or the State Highway Administration maintains the Town's streets. The Town's Highway User Fees are utilized by Wicomico County for road paving and maintenance projects, as well as to provide for snow removal, street cleaning, and grass cutting at the causeway. This is a situation that is likely to continue in the future as the Town currently has no means to provide these services absent the County's assistance. Therefore, when new streets are proposed, they should be designed to standards established in the Town's subdivision regulations or to County standards if the County is to continue to maintain the streets.

Arterial, Collector, and Local streets are considered adequate to meet the needs of the community through the end of the planning period.

At this time, priority projects for the Town include the milling, proper grading, and paving of Main Street; the creation of a sidewalk along Railroad Avenue in order to provide safe pedestrian access to the Post Office; and speed controls and the possible realignment of Athol Road at Bridge Street. Another issue of concern to the Town is the amount of truck traffic on Bridge Street. This issue could be addressed through the use of weight and/or axle limitations for the bridge; however this proposal would have to be thoroughly vetted with the County, as well as with the local farming community who use this route on a regular basis for access to westward U.S Route 50.

Other Transportation Facilities

Sidewalks

Sidewalks play an important role in the Town's transportation system as they provide for pedestrian access throughout the Town. Approximately one-half of the Town has sidewalks, however most of these sidewalks are, at best, in fair condition and are not ADA compliant. The lack of a complete and safe sidewalk system works as a detriment to the Town as it does not provide an environment conducive to walking as one might naturally expect in a small town setting.

Wicomico County considers Mardela Springs' sidewalks to be the responsibility of either the Town or the individual property owner. Therefore, the County will not provide repair or maintenance services for existing Town sidewalks. Additionally, sidewalk creation, maintenance, and repair are not projects that can be accomplished with Highway User Fees; therefore the Town is going to have to explore other funding options to address this transportation need.

Parking

Off-street parking currently exists at the Post Office, Boat Ramp, Recreational Facility, Town Hall, Fire Hall, and at some of the churches.

On-street parking is generally permitted in Mardela Springs on both sides of all minor collector and local streets with the few exceptions

previously noted. Most of the on-street parking in the Town is related to residential uses, rather than commercial.

Public Transit

Shore Transit is the only regional transportation system on the lower Eastern Shore. This transit system provides service to Wicomico, Somerset, and Worcester counties.

Shore Transit is a fixed route system that also offers Demand Response Services for qualifying individuals, such as the handicapped, the elderly, and those with medical conditions. The Demand Response Service is a curb to curb service, which ranges from \$3 to \$6 each way depending upon the desired destination. Door to door service can be provided when necessary for an additional fee. There is an application process to determine eligibility for the Demand Response Service and, once qualified, reservations for this service must be made at least one day in advance.

Currently, Shore Transit only provides Demand Response Services to Mardela Springs. No fixed route service is provided, nor planned at this time.

Maryland Upper Shore Transit (MUST) is also a fixed route service, which is a collaborative effort between Delmarva Community Transit and Queen Anne's County Ride Program. There is a fixed route that departs from the Veteran's Clinic in Cambridge and travels to Salisbury with stops in Vienna and Mardela Springs. The Cambridge to Salisbury route stops in Mardela Springs five (5) times per day, as does the Salisbury to Cambridge route. The bus stop is located on Railroad Avenue in the vicinity of the post office and the recreational facility and pick-up and drop-off times run from 6:05 a.m. to 6:52 p.m. Current rates are \$2.00 each way for the general public and \$1.00 each way for handicapped persons and senior citizens 60 years of age or older.

Air Transportation

The closest airport is the Salisbury–Ocean City Wicomico Regional Airport, which is located approximately 17 miles to the east along U.S. Route 50. The Salisbury-Ocean City Wicomico Regional Airport is the only airport with scheduled airline service on the Delmarva Peninsula and therefore is the hub of air transportation for the whole region.

Rail Transportation

There is no available rail service in Mardela Springs.

Transportation Objectives

Within the context of a regional perspective, the following objectives define what the Transportation Plan Element for Mardela Springs should achieve:

- (1) To maintain and enhance the safe and efficient movement of people and goods throughout Town and surrounding area.
- (2) To coordinate the provision of new transportation facilities with the types of land uses anticipated and the level of community facilities needed.
- (3) To place an emphasis on facilitating pedestrian travel, as well as other alternatives to the automobile.
- (4) To coordinate Town, County, State, and Federal efforts in providing an efficient transportation system.
- (5) To retain an adequate transportation network and improve upon existing transportation facilities with minimal Town expense.
- (6) To maximize the desired use of transportation systems while minimizing the possible affects upon neighborhoods, the environment, and the general public.

Transportation Policies

The following policies define the Town of Mardela Springs' position on the provision of transportation facilities and services:

- (1) The Town's transportation system plan should consider all applicable modes of transportation and should consider the land use and transportation plans for adjacent areas outside Town limits.
- (2) New streets and sidewalks should be designed to fit in with existing neighborhoods and should facilitate circulation within the community.

- (3) The Town should support bicyclists and pedestrians by providing safe, convenient, and inviting routes and walkways between activity centers.
- (4) New developments should include sidewalks or trails that provide linkages to existing pedestrian paths, neighborhoods, businesses, public buildings, and open spaces.
- (5) Developers should build new neighborhood collector and local access streets according to the Town's adopted road standards.
- (6) All new roads should be deeded to the Town and the developer should bear the financial responsibility for construction. No private roads should be permitted.
- (7) Both public and private development should address accessibility and safety for pedestrians, bicyclists, and the disabled, and should include, whenever possible, benches and other pedestrian oriented amenities at strategic locations.
- (8) Where possible, parking areas should be established on vacant lands to promote tourism, eliminate on-street parking, and to provide adequate parking to meet peak demand for proposed new land uses that are vehicle dependent.
- (9) Where lacking, existing streets should be improved with sidewalks to better accommodate pedestrian and bicycle movement.
- (10) All developments should have adequate access and circulation for public service and emergency vehicles, but the actual paved street sections should be as narrow as possible to maintain a human scale.
- (11) The Town should plan for adequate rights-of-way taking into account existing and future development and proposed alternative transportation support facilities and programs. The Town encourages the use of recycled materials when making right-of-way improvements.
- (12) The Town encourages the use of alternative fuels (refined oil, electricity, and compressed natural gas powered cars) to save energy resources.

- (13) Dead-end streets and cul-de-sacs should be discouraged.
- (14) Transit services should be encouraged to minimize dependency on the automobile, and to serve those who cannot drive or do not own automobiles. The Town should continue to participate in county and region-wide transit service programs.
- (15) The Town should work with the State and County to coordinate transportation and land use elements of the Comprehensive Plan.

Transportation Recommendations

The standards and recommendations for the Transportation Element are grouped according to the type of transportation, as follows:

Recommendations for New and Existing Streets

- (1) Work in cooperation with the State Highway Administration as development pressures increase regarding access controls for the portion of U.S Route 50 that abuts the corporate boundary. Such controls would help ensure the efficiency of area roads, which could become increasingly jeopardized by growing development pressures in the vicinity of the Town.
- (2) Work in cooperation with the State Highway Administration and the Wicomico County Department of Public Works to determine the best way for rural traffic to access U.S Route 50 without having to utilize the Town as a pass-through. This might involve the identification of alternative routes or the placement of an additional traffic signal along U.S Route 50 in addition to the light at Mardela Springs.
- (3) Work in cooperation with the Wicomico County Department of Public Works to address the issue of truck traffic in the Town which originates from rural northwestern Wicomico County. Some of this traffic is farming-related, so the farming community should be involved in such discussions. Suggestions may include placing a weight restriction on the bridge in order to prevent heavy trucks from traveling through Town and causing further damage to the road beds.

- (4) Work in cooperation with Wicomico County, possibly in the form of an annual meeting with the Wicomico County Department of Public Works, to discuss each fiscal year's Highway User Fees and to be informed as to how those funds are being annually expended by the County.
- (5) Work in cooperation with the Wicomico County Department of Public Works to establish better communication between the County and the Town regarding the scheduling of paving projects and other road maintenance projects within the Town.
- (6) Work in cooperation with the Wicomico County Department of Public Works to determine alternative funding sources to address the Town's deteriorating streets, curbs, and sidewalks.
- (7) Work in cooperation with the State Highway Administration on the next update of the Federal Highway Functional Classification System to ensure that all roadways are properly categorized.
- (8) Provide for the safety of vehicles and pedestrians at intersections by ensuring adequate sight distances and by using traffic control devices and geometric design features, where appropriate.
- (9) Provide multiple streets to and from residential developments for purposes of safety.
- (10) Avoid creating disconnected "pods" of residential development.
- (11) Maintain the existing grid system within the Town by requiring that streets connect with other streets whenever practical; dead-end streets and cul-de-sacs should be discouraged.
- (12) Roads should be developed to promote alternatives to reaching destinations, to ensure safety and pedestrian mobility, to promote linkages throughout the community, and to implement a street connecting policy.

- (13) Control traffic volume and speed as much as possible through neighborhoods utilizing “traffic calming” methods; such as speed humps, chokers, and bulb-outs; that encourage speeds of 25 mph or less.
- (14) When a lot has frontages on more than one street, access should be from the lesser-classified street.
- (15) Ensure that residential local access roadways are as narrow as possible, while still providing for adequate access by emergency and service vehicles.
- (16) Require residential blocks be small enough (400 to 500 feet) to create easy travel options for motorized and non-motorized travel.
- (17) Avoid difficult driveway approaches and provide vehicular access and turning movements to and from abutting lots.

Sidewalk Recommendations

- (1) Sidewalks should be provided throughout the Town to encourage pedestrian traffic between activity centers.
- (2) The Town should consider the adoption of a sidewalk ordinance that would clearly address responsible parties for sidewalk creation and repair.
- (3) The Town should require all new developments to provide sidewalks and the cost of the sidewalks should be borne by the developer.
- (4) The Town should ensure that sidewalks remain accessible to pedestrians by preventing overgrowth of vegetation or blockage by parked vehicles.
- (5) The Town should seek funding opportunities to repair deficient sidewalks, to create sidewalks where none exist, and to provide for handicapped accessibility.

Bikeways Recommendations

- (1) Bicycle travel should be encouraged, particularly by providing bikeways, where appropriate.

- (2) The Town should coordinate efforts with Wicomico County to expand upon the County's existing bikeways system to include the rural northwestern area of Wicomico County. A connection should be considered from Quantico Village to Mardela Springs via Athol Road.
- (3) A new bike route should be considered from Porter Mill Road to Riggan Road to Mill Branch Road to Athol Road. The reverse of this proposed route could include Athol Road to Rewastico Creek Road and back to Porter Mill Road.

Parking Recommendations

- (1) Off-street parking is a concern for any future development, particularly non-residential development within the Town. As such, new residential, public, and commercial uses should provide adequate parking off of public roads. New residences should have enough lot area to park a minimum of two vehicles. Public uses such as schools, parks, and churches should have enough parking area for their maximum (peak) usage. Commercial uses should provide sufficient off-street parking for their own vehicles, including employees, and an average number of customers. An exception to this commercial standard would be those businesses that have intensive usage at peak hours, such as restaurants, and those types of uses should provide parking for peak demand.
- (2) In the existing developed areas, conversion of an existing structure to a use that requires more parking should be discouraged unless it can be demonstrated that there is sufficient off-street parking in the area.

Public Transit Recommendations

- (1) The Town should work with Shore Transit to determine if a needs analysis should be initiated for the Mardela Springs / Sharptown area to determine if there is a demand for public transit in this area of the County. If sufficient need is identified, the Town should work with Shore Transit to develop a route that could play an important role in helping meet the transportation needs of the populace in and around the Town, especially elderly, handicapped, and low-income residents.

- (2) The Town should continue to work and communicate with Maryland Upper Shore Transit (MUST) to insure that the Cambridge / Salisbury fixed route continues to provide stops in Mardela Springs. The Town should periodically check with MUST to determine ridership numbers for the Mardela Springs area.
- (3) The Town should actively promote both transit systems to all residents as an alternative to driving, instead of simply utilizing these transportation systems as human service programs.

Trucking, Air, and Rail Recommendation

- (1) There are no trucking, air, or rail recommendations proposed at this time.

COMMUNITY FACILITIES ELEMENT

Introduction

The adequacy and capacity of public services and facilities are of the utmost importance to the quality of life for the citizens of Mardela Springs.

As the population of the Town grows during the planning period, new and improved public facilities will be needed. Population increases will generate increasing demand for education, recreation, solid waste disposal, health facilities, and other important services. These services determine, to a large extent, the potential for future growth and are critical issues if the Town is to realize its goal of a growing rural community that maintains an ideal balance between quantity of growth and quality of life.

The Community Facilities Element coordinates the projected growth of the community with the ability of the Town to provide services in accordance with the development patterns established by the Land Use Plan and the Municipal Growth Element. It is the purpose of this Element to evaluate the capacity of existing public facilities in order to determine if current needs are being met and if future growth can be properly served.

Community Facilities Goal

The overall goal of the Community Facilities Element is to provide a system of community facilities that will assure an adequate and equal level of public services to all the residents of Mardela Springs.

Existing Facilities

Sewer System

The Town of Mardela Springs does not have a public sewer system. All properties are served by on-site individual septic tanks.

The Town hired a consultant in 2009 to identify and examine various options for providing community, regional water and sewer service to all of the residents of Mardela Springs. The study included a summary of site conditions and the extent and severity of public health / environmental conditions. The study also included a description of the

various options for wastewater collection, disposal, treatment, and distribution. Design parameters and configurations for each option, as well as cost estimates were discussed. The Town is currently in the process of setting up public meetings to discuss the findings and recommendations of the study in order to determine appropriate next steps. Implementation of a first-ever community sewer system will be costly, therefore the Town is looking at this endeavor as a long-term planning project dependent upon grant and/or loan monies for full implementation.

Further discussion about the Town's existing on-site septic systems and the Town's future plans for a public sewerage facility is provided in the Water Resources and Municipal Growth Elements.

Water System

Mardela Springs does not have a public water system. All properties are served by individual on-site wells. All of the Town's water supply, including potable and non-potable water, is secured from ground water aquifers. The Town is totally dependent upon this source of water. The major aquifer used for the Town's water supply is the unconfined surface sediments of the Pliocene and Pleistocene series. The most important elements of this aquifer are the Parsonsburg Sand; Beaverdam Sand; and Red, Gravelly Sand.

The water of the Pleistocene and Pliocene series is relatively high in iron, low in chloride, very low in bicarbonate, and low in dissolved solids. The water supply is soft and slightly acidic. The raw water tends to be irony and acidic with the acidity of the water making it corrosive to piping systems. The iron content affects the taste and causes discoloration of plumbing fixtures and fabrics. However, with the advent of newer, deeper wells (300' or greater), iron is not as big of an issue as it was in the past.

As mentioned above, the Town hired a consultant in 2009 to identify and examine various options for providing community, regional water and sewer service to all of the residents of Mardela Springs. The Town is currently in the process of setting up public meetings to discuss the findings and recommendations of the study in order to determine appropriate next steps. Implementation of a first-ever community water and sewer system will be costly, therefore the Town is looking at this endeavor as a long-term planning project dependent upon grant and/or loan monies for full implementation.

Further discussion about the Town's existing on-site wells, water supply, water quality, and future plans for a public water system is provided in the Water Resources and Municipal Growth Elements.

Solid Waste

A private disposal company provides trash collection at the Town's expense. The waste is hauled to Wicomico County's Newland Park Landfill, which is located on Brick Kiln Road. In addition, a transfer station accepting household waste only is owned by the Town and located just outside of Mardela Springs in Wicomico County. The transfer station, which includes a recycling center, is open five (5) days a week; closing on Tuesdays and Thursdays.

Street Lights

The Town provides lighting along most of its streets. A significant portion of the Town's budget (approximately 18%) is dedicated to paying for this lighting.

Education

Mardela Springs has no public or private schools within the Town boundary. However, Northwestern Elementary School, located on Sharptown Road, is about a mile from the Town across U.S. Route 50. Northwestern Elementary serves grades Pre-K through 5. The 26,800 square foot facility is located on 10.4 acres and has 13 classrooms, a media center, a cafeteria, and an art/music room. Four portables with single classrooms, plus one additional portable with eight classrooms, are located on the site. According to the FY2011 Wicomico County Educational Facility Master Plan (EFMP), Northwestern Elementary has a State-rated capacity of 274 pupils and the May 2010 enrollment was 294 pupils, which includes 16 Pre-K students. The overall physical condition of the school is rated as "good". Northwestern Elementary is not programmed for expansion in the current EFMP.

All Mardela Springs students in grades 6-12 attend Mardela Middle and High School, which is located on Delmar Road less than a mile from Mardela Springs across U.S. Route 50. The 87,633 square foot facility is located on 39.79 acres. According to the FY2011 Wicomico County EFMP, Mardela Middle and High School has a combined State-rated capacity of 616 students and the May 2010 enrollment was 716 students. The school has four single classroom portables and its overall physical condition is listed as "good" in the EFMP. The County

plans to add four classrooms to Mardela High by 2013 in order to deal with the overcrowding and expected increase in enrollment numbers.

Open Space, Parks, and Recreation

The 2005 Wicomico County Land Preservation, Parks, and Recreation Plan (LPPRP) identifies six (6) planning areas for purposes of analyzing individual recreation needs. Mardela Springs is included in the Tri-Town Planning Area along with the towns of Hebron and Sharptown and the surrounding northwestern portion of the County. The Tri-Town Planning Area comprises about 6% of the County's total population.

Open space and recreational facilities are an essential part of every community. The State of Maryland and the Program Open Space goal is to provide 30 acres of park space for every 1,000 residents and Wicomico County adopted this standard as part of its 2005 LPPRP. The parks within and around Mardela Springs are mainly "neighborhood" and "community" parks and generally only serve Mardela Springs and the surrounding local community.

If the State standard is used as the guiding principle for determining the adequacy of open space and recreational acreage, then the Town of Mardela Springs appears to meet the mark. With a 2000 population of 364 people, State standards would indicate that park acreage should total 10.92 acres and 34.3 acres is actually provided. The 34.3 acres includes the 1.80 acre Mardela Springs boat ramp and picnic area (County Serving area); the 4.0 acre Mardela Springs Park Recreation Area (Community Park); the 1.0 acre Mardela Springs tennis courts (Community Park); the 5.6 acre Northwestern Elementary School site (Neighborhood School Park); and the 21.9 acre Mardela Middle and High School facility (Community School Park). These combined acreages more than meet the State standard for parks.

Although on its face the Town may meet the parks and recreation recommended standards, it is also important, and often more telling, to consider the types of recreation being offered a community. The type of open space, parks, and facilities required for a community depends to a large degree on the composition, needs, and desires of area residents. Since the 2000 Census indicates that about 35% of the Town's population is 45 years of age or older, possibly some additional consideration should be given to providing appropriate recreational opportunities to this age group. This might include

walking, biking, and/or hiking trails; additional in-town tennis courts; and passive parks oriented more towards social interaction. Social parks could include, but not be limited to, gardens, park benches, horseshoe pits, picnic tables, and checker and chess tables.

Mardela Springs Boat Ramp and Picnic Area

The Mardela Springs Boat ramp, located on the west side of Bridge Street, south of Barren Creek is a 1.8 acre facility for launching small craft into Barren Creek a tributary of the Nanticoke River. Aside from the boat ramp, the facility provides a fishing and picnic area for area residents.

Mardela Springs Park Recreation Area

The Mardela Springs Park Recreation Area is a 4 acre, Town-owned park facility located at the North East Corner of Railroad Avenue and Station Street. This is also the location of the Mardela Springs' Town Hall.

The facility features one (1) lighted softball field and associated dugouts, one (1) multi-use field, and one (1) basket ball court. In addition the park facility includes 300 bleacher seats, playground equipment, picnic facilities, a pavilion, and a concession stand. Concessions are operated by the Mardela Springs Recreation Council, rather than the Town. Continued development of the park is supported by concession sales, as well as grants written by the Mardela Springs Recreation Council.

Since the last Comprehensive Plan update in 1997, the Recreation Council has improved the recreation facility by adding a full size basketball court and a play module; and by rehabilitating the existing swings and fencing. The Recreation Council has also planted several trees in order to provide needed shade at the facility.

The Mardela Springs Park Recreation Area annually hosts area softball and soccer leagues between the months of April and November and serves between 125 and 175 individuals. In addition, each year the Wicomico County Department of Recreation, Parks, and Tourism conducts a Summer Playground Program at this facility. For this Program, staff organizes games and arts and crafts while also overseeing a playground full of children. Program hours are Monday through Thursday from 10:00 AM to 4:00 PM and the Program runs from mid-June to early August.

Mardela Springs Tennis Courts (outside town limits)

The Mardela Springs Tennis Courts are situated on a one (1) acre site and includes two (2) tennis courts. The facility is county-owned and is adjacent to Mardela Middle and High School.

Northwestern Elementary School (outside town limits)

There are 5.6 acres of recreational land provided at this facility owned by the Wicomico County Board of Education. Recreational amenities include one (1) multi-use field, one (1) basketball court, and playground equipment.

Mardela Middle and High School (outside town limits)

Recreation facilities are also provided at the Mardela Middle and High School. There are 21.9 acres of recreational land provided at this facility owned by the Wicomico County Board of Education. Recreational amenities include one (1) softball field, one (1) baseball field, one (1) basketball court, one (1) multi-use field, and 200 bleacher seats.

Greenways, Bikeways, and Other Linear Corridors

According to the 2005 Wicomico County Land Preservation, Parks, and Recreation Plan (LPPRP), the Wicomico County Department of Recreation, Parks, and Tourism continues to develop greenways, bike trails, and other linear corridors to blend the current popularity of trails with recreation, heritage tourism, and resource preservation.

The linear corridor system is based on hubs and spurs. Hub locations are unique destinations that are staffed during normal working hours. Spurs are points of orientation and local resources that can serve as a starting point for driving, biking, hiking, paddling, or other leisure activity. The linear corridor system in Wicomico County uses roads, river and stream corridors, and other existing assets to connect hubs and spurs. The Mardela Springs boat ramp and picnic area on Barren Creek is listed as a "spur" in Wicomico County's 2005 LPPRP.

Heritage Tourism

The 2005 Wicomico County LPPRP lists the Adkins Historical and Museum Complex in Mardela Springs, as well as the Town of Mardela

Springs, as significant heritage tourism destinations in the County. Additionally, the Westside Historical Society is a non-profit organization in Mardela Springs that operates the Barren Creek Heritage Museum on Main Street and also owns and maintains the Barren Creek Presbyterian Church and the Barren Creek Spring House.

The Town of Mardela Springs is included in the boundary of the Lower Eastern Shore Heritage Area. This status recognizes Mardela Springs' unique heritage and offers the Town an opportunity for coordinated and enhanced tourism activity. Consequently, the "Lower Eastern Shore Heritage Area Management Plan", dated 2003, and as may be amended from time to time, is hereby incorporated, by reference, in the Town of Mardela Springs' Comprehensive Plan.

Green Infrastructure

Green Infrastructure, as identified by the Maryland Department of Natural Resources (DNR), includes the forests, wetlands, and other natural lands throughout the State that provide many services to the ecosystem, such as cleaning the air, filtering and cooling water, storing and cycling nutrients, conserving and generating soils, pollinating crops and other plants, regulating climate, sequestering carbon, protecting areas against storm and flood damage, and maintaining aquifers and streams.

The Green Infrastructure system is composed of hubs (large, unbroken expanses of 250 acres or more of natural land vital to the State's unique ecology) and corridors (habitat highways that allow for the movement of animals, plant seeds, water, and other important natural processes between hubs).

The Maryland Green Infrastructure Map captures about 2.4 million acres, or 38 percent of the State's land area. Currently, about 27 percent of the network is protected via preservation easements, funded largely through Program Open Space.

Hubs, corridors, and, at a finer scale, parcels, are evaluated and ranked for their ecological value. The DNR has adopted Green Infrastructure priorities as a guide to focus land conservation efforts. High-ranking hubs have been combined with new assessments of rare species habitats, hotspots of aquatic biodiversity, and watershed lands important for protecting Bay water quality to identify "Targeted Ecological Areas". "Targeted Ecological Areas" are lands and

watersheds of high ecological value that have been identified as conservation priorities by DNR.

The Green Infrastructure system in Wicomico County includes 26 hubs, as identified by DNR. Hubs with a “composite ecological percentile” below 10 indicate those hubs with a greater ecological sensitivity. Ten of the 26 hubs identified in Wicomico County have a composite ecological percentile below 10; two of which border the Town of Mardela Springs. Hub #505 borders the Town on the south and west and has a percentile of “0” representing the greatest ecological sensitivity. Hub #485 borders the Town to the north and has a percentile of “2” representing the second highest level of ecological sensitivity. Portions of Hubs #505 and #485 which border Mardela Springs are shown as “Protected Targeted Ecological Areas” on Map #8.

GreenPrint

The State of Maryland’s GreenPrint initiative provides the vision and tools needed to achieve ecological land conservation priorities. GreenPrint is an online resource that uses mapping technology and performance measures to show where our “Targeted Ecological Areas” occur and how Maryland’s land conservation programs are working to protect these lands. Map #8 indicates two “Protected Targeted Ecological Areas” within the corporate limits of Mardela Springs – the Mardela Springs Park Recreation Area and the Mardela Springs Boat Ramp and Picnic Area.

Fire Protection

The Mardela Springs Volunteer Fire Department (Wicomico County Station #9) provides fire protection for the Town and its immediate surroundings. The firehouse is located on Station Street, south of Railroad Avenue.

This all-volunteer force is comprised of approximately 48 members, 42 of which are active fire fighters with the remainder serving as either exempt or honorary members. The company’s fire-fighting equipment currently consists of two Class A engines, two tankers, one brush truck, and one utility chase vehicle. One engine carries automotive and light industrial extrication equipment. With ladders, current equipment allows the company to handle fires in 2½ story buildings. Automatic mutual aid has been established with the Sharptown Volunteer Fire Company for a Class A engine and an aerial truck for

structure fires. This same type of mutual aid exists with the Hebron Volunteer Fire Company for use of a Class A engine for structure fires within the corporate limits and for paramedic service.

Emergency Medical Services (EMS) is currently provided by a Basic and Advanced Life Support ambulance service. An Advanced Life Support Paramedic staffed ambulance is mutually assigned to both Hebron and Mardela Springs, providing 24 hour coverage. In addition, the Mardela Springs Volunteer Fire Department carries medical assistance equipment on the utility chase vehicle and has approximately ten (10) emergency medical technicians and three (3) volunteer paramedics within its membership.

The Mardela Springs Volunteer Fire Department initially responds to any hazardous materials incidents, followed by a hazardous materials team being automatically dispatched from Wicomico County Emergency Response.

Police Protection

Mardela Springs does not have its own police force. The Wicomico County Sheriff's Office and the Maryland State Police provide police protection within the corporate limits of the Town.

Medical Facilities

There are no doctor or dentist offices, or other types of medical facilities in Mardela Springs. The nearest medical offices or facilities are located in Salisbury. The closest hospital is in Salisbury, about 12 miles east of the Town.

Post Office

The Town has a post office located on the north side of Railroad Avenue. Generally, there is no mail delivery in Mardela Springs. Town residents must visit the post office to pick up their mail. Off-street parking is provided. The post office has 3 full-time and 1 part-time employees.

Town Hall

The Town Hall is located at the corner of Railroad Avenue and Station Street and consists of a 1,153 square foot building that was built in

1960. The Town employs a part-time Town Clerk and a part-time Code Enforcement Officer.

Churches

There are currently four churches in Mardela Springs; including The Wesleyan Church of Mardela Springs, First Baptist, Emmanuel United Methodist Church, and Barren Creek Presbyterian. Barren Creek is only used for special events.

Clubs and Organizations

There are several civic organizations in Town. Among these are the Westside Historical Society, Adkins Historical Museum Complex, Mardela Springs Volunteer Fire Department Ladies Auxiliary, and Masonic Lodge.

Community Facilities Objectives

To guide the upgrading and improvement of the Town's community facilities in a manner consistent with the Land Use Plan and the Municipal Growth Element, the following objectives are established:

- (1) To provide for the adequate and orderly expansion of public facilities and services in a manner commensurate with local financial resources and capabilities.
- (2) To continue to utilize services provided by the County and State to avoid duplication and reduce Town costs.
- (3) To utilize grant and loan programs to improve facilities, provided the cost of applying for the funds and meeting the funding criteria do not outweigh the benefits received.
- (4) To closely coordinate the provision of services with location and timing of new development.
- (5) To promote new development in such a way that services can be logically expanded.
- (6) To assure the provision of community services and facilities in a manner which is least disruptive to the environment.

- (7) To encourage use of public lands and buildings for a variety of public uses.

Community Facilities Policies

The following policies define the Town of Mardela Springs' position on the provision of community facilities and services:

- (1) The location, timing, and pace of new development shall be compatible with the Town's ability to secure capital funds to provide and maintain all community facilities.
- (2) The Town will review its Comprehensive Plan, relevant sections of Wicomico County's Water and Sewerage Plan, and existing Town infrastructure to identify community facilities that need to be improved, upgraded, extended, or expanded. Priorities will be established according to need and to the recommendations of the Plan, provided the projected cost is economically feasible in the Town's Capital Improvements Program.
- (3) Development requests will be reviewed for adequacy of public services and infrastructure. Approvals may be deferred, phased in, or conditioned upon the availability of adequate infrastructure.
- (4) Developer funded and constructed infrastructure shall meet Town standards and be inspected and approved by the Town; or constructed to County standards and inspected and approved by the County should a cooperative infrastructure agreement exist between Wicomico County and Mardela Springs.
- (5) Adequate performance bonds shall be a part of all development approvals requiring new public infrastructure.
- (6) Whenever feasible, the Town should pool resources for capital projects with federal, State, or County government.
- (7) The Town shall properly maintain community facilities under its jurisdiction.

Community Facilities Standards & Recommendations

The standards and recommendations for the Community Facilities Element are grouped according to the type of facility.

Sewer System Recommendations

- (1) The Maryland Department of Health and Mental Hygiene acknowledge that a potential health hazard exists within the Mardela Springs sewer service area due to failing septic systems. As such, the Town should utilize the recently completed community water and sewer feasibility study and work with its citizens, Wicomico County, and the Maryland Department of the Environment (MDE) to identify the most appropriate type of sewer system for Mardela Springs.
- (2) The Town, once a sewer system type has been agreed upon, should work with Wicomico County and MDE to identify potential funding sources to implement the community sewer system in a way that is least burdensome, from a cost perspective, to the Town and its residents.
- (3) The Town should share the results of the feasibility study with both Wicomico County and MDE and work toward mutually beneficial goals with respect to wastewater treatment in Mardela Springs for the planning period of this document.

Water System Recommendations

- (1) The Town has a shallow well system coupled with failing septic systems. As such, the Town should utilize the recently completed community water and sewer feasibility study and work with its citizens, Wicomico County, and the Maryland Department of the Environment (MDE) to identify the most appropriate type of centralized water system for Mardela Springs.
- (2) The Town, once a water system has been agreed upon, should work with Wicomico County and MDE to identify potential funding sources to implement a centralized water system in a way that is least burdensome, from a cost perspective, to the Town and its residents.

- (3) The Town should share the results of the feasibility study with both Wicomico County and MDE and work toward mutually beneficial goals with respect to a centralized water system in Mardela Springs for the planning period of this document.
- (4) In order to protect the existing groundwater resource, the Town will require appropriate environmental review in the development approval process.

Street Light Recommendations

- (1) The Town should ensure that existing and proposed street lighting is aesthetically compatible with the village character of Mardela Springs.
- (2) The Town should require all new developments to provide streetlights and the cost and installation of the lights should be borne by the developer.
- (3) The Town should explore possible funding mechanisms to help alleviate the sizeable expense incurred by the Town for the operation and maintenance of streetlights.

Solid Waste Recommendation

- (1) The current trash collection system is sufficiently adequate; therefore no recommendations are suggested at this time.

Education Recommendations

- (1) The Wicomico County FY2011 EFMP states there are no programmed improvements for the expansion of Northwestern Elementary School.
- (2) The Wicomico County FY2011 EFMP states, due to overcrowding and increased enrollments, the County plans to add four classrooms to Mardela High by 2013.
- (3) The Town should continue to consult and work with the County on future growth plans and development projects in order to help to determine potential impacts on the area school system.

Open Space, Parks, and Recreation Recommendations

- (1) The Town should consider a needs-based approach via town meetings or a community survey to better determine the recreational desires of the residents of the Town.
- (2) The Town should consider the needs of handicapped citizens and make certain there are adequate recreational opportunities available for their benefit.
- (3) The Town should encourage the County to continue to renew existing joint-use agreements with the Board of Education to enable the continued public use of school recreational facilities.
- (4) The Town should coordinate with the County to continue to develop opportunities for expansion of the existing linear corridor system based upon "hubs" and "spurs".
- (5) The Town should work with the County to expand upon existing scenic byways and bikeways to include Mardela Springs and the surrounding rural area.
- (6) The Town should continue to pursue heritage tourism opportunities both in cooperation with, and independent of, its inclusion in the Lower Eastern Shore Heritage Area Management Plan.
- (7) The Town should continue to work with the County to identify and obtain funding for open space and recreational projects in the Town.
- (8) New developments should be required to provide recreational areas and/or trail systems as part of the development approval process.
- (9) The Town should continue to work with the County to promote the Adkins Historical and Museum Complex in Mardela Springs, as well as the Town of Mardela Springs, as a tourism destination.
- (10) The Town should continue to support and promote the Westside Historical Society as a heritage tourism opportunity and should coordinate with the County to get the appropriate

recognition of this non-profit's local preservation efforts in the County's LPPRP.

- (11) The Town should work with the County and the State to help preserve the State's Green Infrastructure system, especially given that two of the most sensitive hubs border the Town.

Fire Protection Recommendations

- (1) The Town and Fire Company should work closely together to make sure the Fire Company's need for water can be met both now and in the future. As new areas are developed, the Fire Company should be consulted in any plans for new fire hydrants, water storage facilities, and increased water pressure in lines.
- (2) If a business or industry using large amounts of flammable substances proposes to locate in the Town, the Fire Company should be consulted and provided ample opportunity to comment on its ability to provide fire protection for such businesses or the need of the business to provide special safety features.
- (3) Since the existing fire-fighting equipment is designed to serve buildings no greater than 2½ stories, zoning height restrictions should prohibit taller buildings until such time as the Fire Company acquires additional equipment, or unless the proposed building is designed with special fire suppression features.

Police Protection Recommendation

- (1) Although, at this time, crime is not a significant issue for Mardela Springs, Town officials should continue to meet with the Sheriff on a regular basis in an effort to implement full-time staffing of the Mardela Springs sub-station by Wicomico County Sheriff's Department personnel.

Medical Facilities Recommendation

- (1) The Town should consider working with an area physician or the County Health Department to schedule periodic clinics to provide health services to area residents; especially to serve the Town's low-income, elderly, and handicapped population.

This effort could be combined with the needs of nearby Sharptown and Hebron residents to set up a part-time clinic to serve the residents of all three towns.

Post Office Recommendation

- (1) To help maintain the existing village environment, the Town should encourage the continued use of post office boxes for mail pick-up, rather than initiate mail delivery service. The daily post office visit in a small community is as much a social experience as it is a necessary part of each citizen's daily routine.

Town Hall Recommendations

- (1) The Town should identify possible funding sources to assist with any future renovation and/or expansion plans for Town Hall, so it can continue to serve the needs of the community.
- (2) The Town should consider the possibility of hiring one or more full-time staff to handle matters such as zoning, code enforcement, and Town revenues and expenditures.

Churches, Clubs, and Organizations Recommendation

- (1) No recommendations are suggested at this time.

WATER RESOURCES ELEMENT

Introduction

The Town of Mardela Springs Water Resources Element is required by Article 66B of the Annotated Code of Maryland, as amended in 2006 by House Bill 1141.

The purpose of the Water Resources Element (WRE) is to ensure that any future development plans in Mardela Springs take into account the opportunities and limitations of local water resources. The WRE evaluates new growth potential and compares the pattern and pace of that growth to the availability of water supply sources, the capacity of water supply and sewage treatment infrastructure, and the ability of surface waters in the Town to receive the waste generated by both point and non-point sources. This will serve to better protect both State water resources and public health while meeting State Smart Growth policies.

The State of Maryland produced a guidance document in June of 2007 regarding the development and content of the Water Resources Element (*Managing Maryland's Growth, The Water Resources Element: Planning for Water Supply and Wastewater and Stormwater Management*, Maryland Department of Planning, 2007). A point of emphasis of that guidance is that the content of the WRE should be at a general level that is appropriate to the Comprehensive Plan. While one goal is to identify potential supply, infrastructure, or receiving water constraints early in the process, the outcome is to identify options to address any constraints that are identified or to identify that land use plan which creates the least impact on water.

Water Resources Goal

The goal for the WRE is to evaluate water sources and water and sewer capacity for the desired growth of the Town of Mardela Springs. This includes ensuring that development occurs at a pace that the water resources can sustain, while reducing the potential for non-point source pollution in local waterways.

Water Supply

The United States Geological Survey (USGS), in conjunction with the Maryland Geological Survey (MGS) and the Maryland Department of the Environment (MDE), is currently completing a three phase study of the groundwater resources in the Atlantic Coastal Plain of Maryland. Specifically, the USGS and MGS are currently in the process of developing a comprehensive regional database of aquifer information, which is expected to be completed and published as part of Phase One. Phase Two consists of filling in any gaps in existing knowledge and building resource management tools, such as a groundwater flow model, to be finalized by 2012. Phase Three, slated to start in 2010 and to end in 2013, consists of using the previously developed tools to manage and optimize resources. More information on this study can be found on the USGS website in a publication entitled, "A Science Plan for a Comprehensive Regional Assessment of the Atlantic Coastal Plain Aquifer System in Maryland," <http://pubs.usgs.gov/of/2007/1205>.

Surficial Aquifer (*formerly the Columbia Aquifer, the Salisbury Formation, and including the Paleochannel*)

This aquifer refers to the Columbia aquifer, the Salisbury Formation, and the Paleochannel, referenced in the Wicomico County 2010 Draft Water and Sewerage Plan. The Columbia aquifer more specifically refers to the water table of the surficial aquifer, while the Salisbury Formation refers to the surficial aquifer over the Delmarva region. The Paleochannel refers to a feature within the surficial aquifer that is an ancient buried underground riverbed, holding approximately seven billion gallons of water.

The majority of the surficial aquifer is below the surface anywhere from zero to 30 feet deep, with the Paleochannel, specifically, ranging from 100 to 200 feet below the surface. The aquifer, being shallow, is susceptible to surface contamination and should be protected. Though the availability of water is not an issue with this aquifer, water from the Paleochannel should be protected and used sparingly, as it is the major water source for the region. It is important to note that this aquifer receives recharge from precipitation in topographically high areas and supplies many small streams, manmade ponds, wells, and the tidal part of the Wicomico River with water.

Calvert Formation *(formerly the Nanticoke Aquifer)*

This formation is described as the basal sands in western Wicomico County. There is little information about this formation, but those who use the aquifer have not documented any cases of significant draw down. The Town of Mardela Springs should review the USGS Coastal Plain Study for further information on this aquifer when it is published.

Jurisdictional Issues

The surficial aquifer and the Calvert Formation cross political boundaries into other jurisdictions. Because of this, it is very important that the Town continues to coordinate with Wicomico, Somerset, Worcester, and Dorchester Counties to resolve any issues that may arise.

Saltwater Intrusion

Saltwater and freshwater co-exist in coastal areas based on a balance of pressure, since saltwater is denser and sinks lower than freshwater resources. However, when significant withdrawals of freshwater are made on an aquifer, this balance becomes disrupted. An unequal pressure balance results, causing the saltwater to rise and possibly contaminate the freshwater aquifer. If the freshwater becomes contaminated, there is a large chance that the well will then pump saltwater. Therefore, in coastal areas, it is important to monitor groundwater withdraws in relation to the freshwater and saltwater interactions.

Saltwater intrusion is not considered a major threat to the surficial aquifer at this time. However, the MGS database will include a distribution of brackish water in major aquifers. Once the database is completed and the report published, Mardela Springs should review and decide on any further actions that may be necessary.

Stormwater Management

Stormwater issues occur in many developed areas due to an increase in impervious surface. In natural areas, stormwater is slowed by existing vegetation, which allows the soil to absorb the majority of water. In cases of development, stormwater hits impervious surfaces, gathers, and travels to the nearest collection of water, whether it is a receiving stream or stormwater collection system. The Town of

Mardela Springs lies solely within the Nanticoke watershed and, as such, the receiving stream is the Nanticoke River.

Since the impervious surfaces cover the soil, water cannot be completely absorbed and used to recharge aquifers. Water picks up speed, since it cannot be absorbed and may cause scouring and erosion in a receiving stream. Additionally, stormwater cannot go through natural filtration for nitrogen and phosphorus removal while traveling along impervious surfaces, and instead, typically picks up more pollution from road salt, road residue, and tire residue. All of these factors combine to support the claim that untreated stormwater needs to be mitigated in order to reduce adverse effects to the receiving water bodies.

The Town of Mardela Springs has no specific stormwater management regulation; however the Town falls under the purview of Wicomico County for stormwater management issues. Wicomico County has a Stormwater Management Ordinance (Chapter 196: Stormwater Management) that covers all of the requirements for development in the County, including the Town of Mardela Springs. Chapter 196 details the regulatory power the Ordinance has over development, the exemptions allowed, and the details of obtaining a waiver or variance, if applicable. The Stormwater Management Ordinance additionally discusses what actions should be included for acceptable stormwater management, including the creation of stormwater management plans. The Stormwater Management Ordinance also discusses permitting, inspection, maintenance, appeals, severability, and penalties. Lastly, included in the Ordinance is a section on pipe installation detailing specific criteria for developers to follow. If, for some reason, the approved stormwater management plan is not followed or implemented properly, the County has established in its Ordinance a way to make sure the developer solves the issues or he/she will be penalized.

Water System

The Town of Mardela Springs is the only municipality in Wicomico County that currently does not have its own water supply system. All residents of the Town are using private, individual wells. With a well system in the Town, and some failing septic systems, the Town is currently looking into the feasibility of creating a community centralized water system.

A consultant was hired by Mardela Springs in 2009 to identify and examine various options for providing community, regional water and sewer service to all of the residents of Mardela Springs. The study included a summary of site conditions and the extent and severity of public health / environmental conditions. The study also included a description of the various options for wastewater collection, disposal, treatment, and distribution. Design parameters and configurations for each option, as well as cost estimates were discussed.

The Town is currently in the process of setting up public meetings to discuss the findings and recommendations of the study in order to determine appropriate next steps. Implementation of a first-ever community water and sewer system will be costly, therefore the Town is looking at this endeavor as a long-term planning project dependent upon grant and/or loan monies for full implementation.

Sewer System

The Town of Mardela Springs, likewise, is the only municipality in Wicomico County that does not have its own sewer system. The residents all use private, individual septic systems to treat all wastewater. The Maryland Department of Health and Mental Hygiene acknowledge that a potential public health hazard exists in the Town's service area due to failing septic systems. Due to this potential hazard and the proximity of many septic systems to the water supply, the Town, as previously mentioned, hired a consultant in 2009 to identify and examine various options for providing community, regional water and sewer service to all of the residents of Mardela Springs.

Mardela Springs is currently in the process of setting up public meetings to discuss the findings and recommendations of the study in order to determine appropriate next steps. Implementation of a first-ever community water and sewer system will be costly, therefore the Town is looking at this endeavor as a long-term planning project dependent upon grant and/or loan monies for full implementation.

Nutrient Loading Analysis

To evaluate non-point source pollution loadings into receiving waters, Mardela Springs used the Nutrient Load Analysis Spreadsheet, which calculates non-point source pollution loadings based on different land use categories. The spreadsheet produces results that can be used to

show a general picture of non-point source pollution in the Town, while also providing support for more detailed studies as necessary.

The analysis consists of a simple before-and-after assessment of the change in nutrient loads due to proposed land use changes, as well as a comparison among alternative future land use plan options. The MDE developed the nutrient load calculation spreadsheet that serves as the default tool. The spreadsheet calculates base nitrogen and phosphorus non-point source loads for the year 2002 land use/land cover and septic systems by State Basin; the Lower Eastern Shore serves as the basin that encompasses the Town of Mardela Springs. However, for the purposes of this WRE, the model was run specifically for Mardela Springs.

The model uses three inputs: land use acreages, number of residential septic systems, and the acreage of non-residential land to be served by septic systems. The model was run to show the existing conditions of the Town of Mardela Springs and two other land use options. Each run of the model includes results summarized by watershed and jurisdiction.

The loading rates for future land use reflect implementation of best management strategies (BMPs) suggested in the associated Tributary Strategy. Some of the strategies included are: riparian buffers, erosion and sediment control, enhanced stormwater management, and nutrient management plan implementation (for agricultural areas). These strategies are built into the model to ensure that the loading outputs will reflect only the changes in land use patterns.

Growth Scenarios

The Town of Mardela Springs ran the nutrient model for its existing conditions and two additional future land use situations. The additional future situations were based upon the Maryland Department of Planning's (MDP) development capacity analysis for the Town. MDP has prepared projections for the Town of Mardela Springs that indicate growth of 37 additional households through 2030. However, the MDP development capacity analysis indicated that zoning in the Town could accommodate only 15 new building units. Both growth scenarios were examined for water quality impacts. In addition, both scenarios were examined for impacts with and without a centralized water and sewer system. The first scenario assumed that 37 new residential units were added to the Town without having a centralized water or sewer system. No additional commercial land use areas were included in

scenario one. Similarly, scenario two assumed that there were only 15 new residential units in Mardela Springs, again, with no water or sewer system and no new commercial land area.

Nutrient Loadings

The final loading outcomes show that without water and sewer service, development at either the 15 or 36 household levels will cause a net gain in nitrogen loads, but a decrease in phosphorus loads. The development of 37 households, scenario one, shows a net nitrogen increase of 163 pounds/year, from the existing load of 2,863 pounds/year to 3,026 pounds/year. Scenario two, development of 15 households, will increase nitrogen loads by only three pounds/year, raising the total load to 2,866 pounds/year. Phosphorus loads will be reduced by 22 pounds/year in scenario one and by six pounds/year for scenario two. Table #14 shows the model results.

The model was run two more times to show the nutrient loads if Mardela Springs invested in a centralized water and sewer collection system. With the water and sewer system, all growth scenarios would produce a net reduction in nitrogen and phosphorus loads. Nitrogen would be reduced by 1,566 pounds/year with scenario one and 1,536 pounds/year with scenario two. Phosphorus loads would retain the same reduction rates as without water and sewer systems.

While the typical thought is that more development would show a larger increase in nutrient levels, the model results show that the development of 37 households would provide less of an increase in nitrogen without water and sewer treatment and provide a larger reduction with water and sewer treatment. This outcome is largely due to the fact that more farmland would be developed and less fertilizer would be applied to the land. Regardless of the amount of development, however, the model results show that investing in a water and sewer system would be beneficial to the surrounding water quality.

The presence of a Total Maximum Daily Load (TMDL) is a sign that pollution control efforts must outweigh additional pollution impacts from future land use change and wastewater treatment plant flows to prevent further degradation of the waterbody. For the receiving waters in the Town of Mardela Springs without a nutrient TMDL, a determination of the suitability of receiving waters cannot be made. At this time, the Nanticoke River does not have a TMDL.

**TABLE #14
NUTRIENT LOADING
TOWN OF MARDELA SPRINGS**

Jurisdiction	Watershed	Existing	Scenario 1 (37 Households)		Scenario 2 (15 Households)	
			Nitrogen (lbs. /yr.)	Change (lbs. /yr.)	Nitrogen (lbs. /yr.)	Change (lbs. /yr.)
Mardela Springs	Nanticoke River	2,863	3,026	163	2,866	3
	(with water and sewer)	2,863	1,297	-1,566	1,328	-1,536
		Phosphorus (lbs. /yr.)	Phosphorus (lbs. /yr.)	Change (lbs. /yr.)	Phosphorus (lbs. /yr.)	Change (lbs. /yr.)
		108	86	-22	102	-6
	(with water and sewer)	108	86	-22	102	-6

Water Resources Recommendations

This Water Resources Element has detailed numerous issues and constraints that need to be further addressed by the Town of Mardela Springs. Among the issues are aquifer quantity and quality as well as non-point source pollution. Additionally, sewer and water infrastructure capacity constrains growth in certain areas, unless properly expanded.

Therefore, the Water Resources Element recommendations for Mardela Springs are as follows:

- (1) Although saltwater intrusion is an issue that does not pose a threat to Mardela Springs currently, this issue should receive some focus in future discussions. The MGS, in conjunction with the USGS Coastal Plain Study, will create a database that will include a distribution of brackish water in major aquifers. Mardela Springs should be aware of this and take steps to prevent saltwater intrusion in the future.
- (2) The surficial aquifer and the Calvert Formation should be protected from surficial contamination. The aquifers are relatively close to ground level, leaving them more susceptible to surface contamination. Issues concerning

aquifer quantity and quality have been raised by research and by the public and Mardela Springs should be aware of such issues. The Town should work with MDE and Wicomico County to consider implementation of measures that will protect the quality of individual wells within the Town's jurisdiction.

- (3) Strong coordination between neighboring counties should be required due to the inter-jurisdictional breadth of the aquifers.
- (4) Constraints on growth include sewer and water infrastructure capacity in Mardela Springs, requiring capital improvements. Studying the feasibility of a water and sewer system is of utmost importance. Having these systems will increase efficiencies, reduce the potential health risk associated with septic systems, and further reduce nitrogen pollution.
- (5) The Maryland Department of Health and Mental Hygiene acknowledge that a potential health hazard exists within the Mardela Springs sewer service area due to failing septic systems. In addition, the Town has a well system that, coupled with failing septic systems, may be at risk for contamination. As such, the Town should utilize the recently completed community water and sewer feasibility study and work with its citizens, Wicomico County, and the Maryland Department of the Environment (MDE) to identify the most appropriate type of sewer system for Mardela Springs.
- (6) The Town, once a sewer and/or water system has been agreed upon, should work with Wicomico County and MDE to identify potential funding sources to implement the community sewer system in a way that is least burdensome, from a cost perspective, to the Town and its residents.
- (7) The Town should share the results of the feasibility study with both Wicomico County and MDE and work toward mutually beneficial goals with respect to centralized water and sewer systems in Mardela Springs for the planning period of this document.

COMMUNITY CHARACTER

Introduction

The history, architecture, and visual landscape of Mardela Springs create a unique identity for this Eastern Shore town. Mardela Springs' physical, natural, and socio-economic characteristics significantly contribute to the quality of life valued by its residents. The Town's history and unique identity can be kept alive through education and preservation, both of which can take many forms and vary in intensity. The past is a building block for the future and, if a plan is to be comprehensive, it must incorporate that past as a key element of planning for the future.

Community Character Goal

The overall goal of the Community Character Element is to establish guiding principles to promote, protect, and enhance the historic and cultural resources that uniquely define the community.

Historic Preservation

Historic preservation is a program which involves the inventorying, researching, restoration, and ongoing protection of sites and structures having a significant local or national historic interest. Continued historic and cultural resource preservation and enhancement through sensitive land use planning and other administrative means would provide Mardela Springs with a number of benefits including:

- Promotion of a strong sense of community pride for Town residents;
- Community revitalization through the renovation or adaptive reuse of older structures;
- Increased property values and tax revenues as a result of renovation and restoration; and
- Increased revenues generated from tourism.

There are a number of structures and sites around and within the Town that are of historic, cultural, or architectural significance. These

structures, given proper concern and recognition, have tremendous potential to serve as physical reminders of the history and heritage of the past.

In recent years, there has been considerable public concern that the vestiges of our heritage will be irretrievably lost. It has been found that an active historic and architectural preservation program could have beneficial social, economic, and aesthetic impacts on an area. Therefore, rather than permit demolition, destruction, or abandonment of our rich heritage, an active historic preservation program is recommended. Such a program should permit the continued use of the identified sites and structures while simultaneously discouraging inappropriate exterior alterations. The development of a Historic Preservation Program for Mardela Springs should be the result of a cooperative effort between the public and private sectors of the community.

The following programs and strategies are designed to facilitate achieving this Plan's goal of preserving and enhancing the Town's rich cultural and historic heritage.

Inventory of Historical Structures

The Town should fully identify significant historic structures and sites within its corporate limits. Once all sites have been identified, there are a number of actions the Town can take to ensure that these cultural resources are preserved for future generations.

To date, the following have been identified as significant historic structures and/or sites of particular interest to the Town of Mardela Springs (See Map #9):

- The Brattan-Taylor-Truitt House;
- Emmanuel M.P. Church;
- The Adkins Historical and Museum Complex to include the Brattan-Taylor country store, Odd Fellows lodge, Gravenor-English one-room schoolhouse, livery stable, Young's Purchase farmhouse, doctor's office, memorial building, the cannery / warehouse, a Victorian home, an outhouse, the Rockawalkin rail

freight station, and the base portion of a Transpeninsular Line marker;

- Eunity Elderdice House;
- Levin A. Wilson House;
- First Pilgrim Holiness Church;
- First Baptist Church;
- The Barren Creek Springs Presbyterian Church, a National Register site;
- The Mardela Springs (Barren Creek) Spring House; and,
- The Mardela Springs Fire House.

Other sites in the vicinity of Mardela Springs, but outside of the corporate limit, have also been identified as significant historic structures and/or sites of particular interest, to include:

- First Baptist Church of Athol;
- Bennett-Adkins Farm;
- Double Mills;
- Mt. Pleasant U.M. Church;
- White Chimneys;
- Snethen Methodist Church; and,
- The Mason-Dixon Corner Marker

Protection and Preservation Programs

A number of programs exist that provide assistance in protection or preservation, offer tax benefits, and provide professional historical and/or architectural consulting. More detailed information on existing programs including the National Historic Landmark, National Register of Historic Places, conservation and preservation easements, and historic overlay districts can be found from various preservation

organizations such as the Maryland Historical Trust, Wicomico County Historic District Commission, Maryland Association of Historic District Commissions, and Preservation Maryland.

National Register of Historic Places

In 1966, Congress established the National Register of Historic Places as the Federal Government's official list of properties, including districts, significant in American history and culture. In Maryland, the Register is administered by the Maryland Historical Trust. Some benefits resulting from a listing in the National Register include the following:

- National recognition of the value of historic properties individually and collectively to the Nation;
- Eligibility for federal tax incentives and other preservation assistance;
- Eligibility for a Maryland income tax benefit for the approved rehabilitation of owner-occupied residential buildings; and,
- Consideration in the planning for federally and state assisted projects.

Listing does not interfere with a private property owner's right to alter, manage, or dispose of property.

The Maryland Historic Trust

The Maryland Historic Trust (MHT) is an agency of the Maryland Department of Planning and the State Historic Preservation Office. The MHT surveys historic buildings, structures, and archaeological sites to determine eligibility of being listed on the State register. As with being on the National Register of Historic Places, listing does not limit or regulate the property owner in what can or cannot be done with the property. In order to be considered for listing on the National Register or having an easement on the property to be accepted by the MHT, the site usually must first be listed on the Maryland Historical Trust Register. The MHT administers the following three programs related to research, survey, and registration:

- Maryland Inventory of Historic Properties is a broad-based catalog of historic resources throughout the State. The inventory consists of written, photographic, cartographic, and other graphic documentation of over 140,000 historic districts, buildings, structures, and sites that serve as a physical record of Maryland history. The inventory is constantly expanding through contributions from the Trust's State-wide Architectural Survey Program, which works with county and local governments and other institutions to identify and document historic resources. Listing in the inventory does not limit or regulate the property owner in what can or cannot be done with the property.
- Maryland Register of Historic Places consists of those Maryland resources listed in the National Register and those that the MHT Director determines are significant to the prehistory or history, upland and underwater archeology, architecture, engineering, or culture of Maryland and therefore are eligible for listing in the National Register.
- National Register of Historic Places recognizes districts, buildings, structures, objects, and sites for the significance in American history, archeology, architecture, engineering, or culture, and identifies them as worthy of preservation. Listing in the National Register honors the property by recognizing its importance to its community, State, or to the Nation and confers a measure of protection from harm by federal activities. Federal agencies whose projects affect a property listed in or determined eligible for the National Register must give the Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on the property. Listing or eligibility for listing in the National Register is a prerequisite for receiving MHT capital grants, easement donation, and eligibility for commercial and residential tax credits at the State and federal level.

The MHT administers Maryland state income tax credits for rehabilitation projects on both commercial and residential properties. The MHT also administers federal rehabilitation tax credits for commercial properties in coordination with the National Park Service. These tax credits would be useful in achieving many of the revitalization goals of Mardela Springs. In addition, the MHT offers non-capital grants that can be used for survey and inventory

projects, design guidelines, and technical assistance for creating and administering a local historic district.

Maryland Historic Preservation Easement

A State-held historic preservation easement monitored by the MHT is an excellent means of perpetually preserving a historical structure and property for future generations. Such easements run with the land and transfer to future owners. The benefits for a property owner to donate his land to the MHT may include income, estate, inheritance, gift, and property tax benefits. In exchange, the owner gives the MHT the right to review and approve proposed alterations on the property. The MHT will only accept easements on properties it determines to be eligible for listing in the National Register.

Local Historic Overlay Zone

Another type of designation is the locally-zoned historic district which is an overlay on the existing zoning ordinance of a specified area. This district, legally allowed by Section 8.01 of Article 66B in the Annotated Code of Maryland, is designed in order to maintain the visual character of the community. It may allow an appointed Commission to monitor changes, alterations, and demolition of buildings and structures of architectural or historic significance. The main purpose of such zoning is:

- To safeguard the heritage by preserving the districts that reflect elements of its cultural, social, economic, political or architectural history;
- To stabilize or improve property values in such a district;
- To foster civic beauty;
- To strengthen the local economy; and,
- To preserve Historic Districts for the education, welfare, and pleasure of the residents of the county or municipal corporation.

Adaptive Re-Use

The Town should adopt zoning provisions that promote the adaptive reuse of historic structures for public and private uses including, but not limited to, bed and breakfast establishments, craft/gift shops, museums, and studio space for artisans, when such uses minimize exterior structural alterations.

Support Owners

The Town should encourage, through the use of various incentives, the preservation of historic structures. Include tax incentives for major structural or exterior renovation or the donation of protective historic easements.

Local Historic Districts

The Town may, through the use of various incentives, encourage the establishment of local historic districts in the Town. Incentives may include tax incentives and recognition through the awarding of plaques.

Development Proposal Review

The zoning ordinance and subdivision regulations for the Town should require developers to identify cemeteries/burial grounds/archaeological sites/historical structures on a property prior to any disturbance of the site and support archaeological and historical research through preservation of significant sites.

Community Character Objectives

- (1) Maintain the integrity of existing residential neighborhoods.
- (2) Preserve and protect the Town's historic and cultural resources.

- (3) Protect neighborhoods from the undesirable and adverse impacts of development.
- (4) Encourage development design that reflects the traditional character of the Town.
- (5) Support the development of safe and affordable housing.
- (6) Endorse and promote heritage tourism opportunities.
- (7) Encourage retention of existing businesses, promote the responsible location of new businesses, allow for traditional neighborhood businesses, and encourage business and commercial revitalization.

Community Character Policies

- (1) The Town shall retain, and shall encourage the County to retain; a clear and well-defined edge where growth and development in and around the Town ends, and rural areas begin.
- (2) Transportation projects should be evaluated for impacts on local street traffic and on existing and planned land uses. Transportation projects should not physically divide or otherwise adversely affect established residential neighborhoods.
- (3) Strip commercial development (that which is car-related and placed side-by-side) shall be avoided.
- (4) The review of development proposals will place priority on protection of historic and culturally significant buildings, monuments, and spaces that contribute to the character of the Town.
- (5) The scale, character, number, and location of signs shall be in conformance with the Town's historical character.
- (6) Site designs that retain or create a pedestrian-friendly community shall be encouraged and facilitated.

- (7) All redevelopment and new development shall retain the pattern, scale, and character of the surrounding neighborhood.
- (8) Historic qualities will be developed into the design of new and remodeled housing to maintain the property value of existing historic homes.
- (9) The Town shall retain and acquire adequate public open space to enhance the Town's character and quality of life.
- (10) Town gateways should be easily recognizable and enhanced with appropriate signage and landscaping.
- (11) Development and re-development, both commercial and residential, should be architecturally compatible with existing structures to maintain the historic character of the Town.
- (12) Traditional neighborhood business activities, low impact businesses, and home-based businesses should be encouraged in designated areas of the Town as part of the Town's redevelopment efforts.
- (13) Trees in open spaces should be planted and/or retained.
- (14) Connections to the rural landscape should be maintained by coordinating with the County to encourage protection of farmland and forestland outside of the Town's growth boundary.

Community Character Recommendations

- (1) The Town should provide mechanisms for recognizing and maintaining historical properties to include the development of a Historic District Commission and the creation of a Historic Overlay zoning district that preserves areas, sites, and structures of cultural or historic significance.
- (2) The Town should seek grant funding and pursue other incentives to help maintain historic properties, buildings, and sites.
- (3) The Town should promote educational and cultural opportunities to residents of the Town.

- (4) The Town should continue to work with the County to define its growth area and establish a clear urban versus rural edge.
- (5) The Town's zoning regulations should be streamlined and made more flexible in order to encourage economic growth projects.
- (6) The Town should continue to work with the County to obtain Program Open Space funding to help support recreational and open space projects.
- (7) The Town should adopt landscaping standards that would be applicable to all development.
- (8) The Town should continue to work with the County in the implementation of its Forest Conservation Program.
- (9) The Town should update its sign regulations in order to ensure they are in keeping with the Town's historic character.
- (10) The Town should update its zoning and subdivision regulations to provide additional planning tools to meet the community character goals, objectives, and policies.

INTER-JURISDICTIONAL COORDINATION AND STREAMLINING ELEMENT

Inter-jurisdictional Coordination

Inter-jurisdictional coordination is an important issue for Mardela Springs. It is a valuable tool to help identify potential conflicts and attempt to address them as an integral part of the Comprehensive Plan. The Town's growth and development depends on coordination and cooperation among various federal, State, and county agencies, as well as officials from neighboring municipalities.

Inter-jurisdictional coordination is defined as the act of establishing periodic means of communication with officials of other political jurisdictions for the purpose of addressing and resolving issues of mutual interest related to the operations, and future physical, economic, and social development of the area. The Comprehensive Plan should be the cornerstone of all coordination and cooperation efforts and should set the tone and reflect the jurisdiction's attitude toward such cooperation.

Inter-jurisdictional Coordination Goal

To ensure that the federal, State, County, and adjoining municipal governments are aware and supportive of the Town's Comprehensive Plan, particularly with regard to County and State land use plans, capital projects, funds, permits, and technical assistance.

Inter-jurisdictional Coordination Objectives

- (1) Provide government services efficiently and at the minimum cost possible.
- (2) Continue to coordinate water and sewer planning with Wicomico County and the Maryland Department of the Environment.
- (3) Take advantage of federal, State, and County grant and low-interest loan programs in order to achieve the goals of this Plan.

Inter-jurisdictional Coordination Policies

- (1) Whenever the Town Comprehensive Plan is revised, the process should include meetings with relevant Wicomico County and State officials.
- (2) The Town should continue to work with the County to maintain the growth boundary and to accomplish strategic planning with regard to annexation potential.
- (3) The Town should provide notices to the County of proposed actions within the Town and growth boundary that may be of interest to the County. Likewise, the Town will work with the County to arrange reciprocal notification of nearby proposals that may be of interest to the Town.
- (4) The Town should create a Planning Commission to review and comment on proposed land use activities.
- (5) The Town should arrange periodic meetings with County, State, and other municipal officials on matters needing special attention, such as schools, transportation, and water and sewer.

Inter-jurisdictional Coordination Recommendations

- (1) The Town should coordinate with Wicomico County and nearby municipalities to have quarterly or semi-annual meetings to discuss growth and development issues, and other relevant issues of mutual concern.
- (2) The Town should work with the State and County to explore the feasibility of a public water and sewerage system for the Town and to identify funding sources to create such infrastructure.
- (3) The Mardela Springs Planning Commission, once appointed, should work with the County to establish a review process for proposed land activities located within the Town growth boundary that have a potential affect on the Town.

- (4) The Town should publicize a regular meeting schedule for its committees, commissions, and elected officials in order to provide improved communications.
- (5) The Town should continue to coordinate regularly with County offices on their plans and programs, especially with regard to pertinent developments and subdivisions.
- (6) The Town should contact County and State agencies early in the process for annexations.
- (7) The Town should continue to communicate with federal and State agencies to improve chances of bringing community-based programs to the Town when appropriate.
- (8) The Town should continue its current cooperative arrangement with Wicomico County for the County to issue building permits upon the Town's approval and for the County to perform the Town's building inspections.
- (9) The Town should continue its current cooperative arrangement with the Wicomico County Health Department involving health department inspections for private well and septic system requests.

Streamlining

The 1992 Planning Act calls for streamlining of regulatory mechanisms to achieve the State's Visions. While there is always citizen concern over the amount of government regulation, Mardela Springs' residents recognize the necessity of regulations in order to protect residents' health, safety, and welfare; and to protect the aesthetic quality of the Town.

The level of development activity in Mardela Springs to date has been relatively low, and therefore, the Town's project reviews have occurred in a timely manner. Larger, more complex projects could experience greater delays, especially if they involve reviews by outside agencies of the County, State, or federal government.

The Town should create a streamlined review of applications for development; especially permit review and subdivision review within the Town's growth boundary. The Town should also explore the

development of flexible regulations to promote re-development, economic growth, and innovative and cost-saving project design.

Recommended Streamlining Strategies

- (1) The Town should produce a guide to land development and permitting utilizing layperson terminology. The guide could address the permits or approvals needed for typical activities, including brief descriptions of the applicable regulatory programs, and direct individuals to the appropriate agencies. It could also include contact names, addresses, telephone numbers, and email addresses.
- (2) The Town should work with the County on a streamlined building permit review process since the County issues building permits on behalf of the Town, upon approval by the Mardela Springs' Town Commissioners.
- (3) The Town should work with the County and the State to support efforts to standardize the administration and enforcement procedures associated with the Forest Conservation Act and the Critical Area Act.
- (4) The Town should revise its zoning ordinance and subdivision regulations to provide additional opportunities for streamlined approval processes, where feasible.
- (5) The Town should include time limitations in its zoning ordinance and subdivision regulations for plat and plan reviews, plat recordation, and construction completion.

IMPLEMENTATION ELEMENT

Introduction

The success of any planning program lies in its implementation. Once adopted, the Mardela Springs Comprehensive Plan becomes the official growth policy statement and long-range development philosophy of the community. However, adoption of the Plan does not guarantee its implementation. In order for the Plan to be an effective instrument of Town government, it must be an integral part of the day-to-day administrative and political process. The Mardela Springs Plan cannot be implemented unless a deliberate and coordinated effort is made by the Planning Commission and the President and Town Commissioners to insure that all future development proposals are carefully evaluated for consistency with the goals, objectives, and policies set forth in the Plan.

Many of the recommendations contained in this Plan are best implemented through land development regulations. The Town of Mardela Springs does not currently have a full complement of development regulations, other than those administered through agreement with the County, such as the building code, subdivision regulations, and the Forest Conservation Program. Due to a lack of fiscal resources available to hire full or part-time professional staff, it is recommended that the Town continue to permit the County to administer its land development regulations.

Implementation Goal

To facilitate and encourage implementation of the Plan, each element of the Plan contains objectives and policy statements suggesting various implementation approaches; thus providing clear guidance to those responsible for implementation as to how to proceed. The Plan also provides enough flexibility for changing conditions in the community.

Implementation Objective

To prepare and apply regulations, incentive programs, and coordination mechanisms that will bring the visions, goals, objectives, policies, and recommendations of the Plan to fruition.

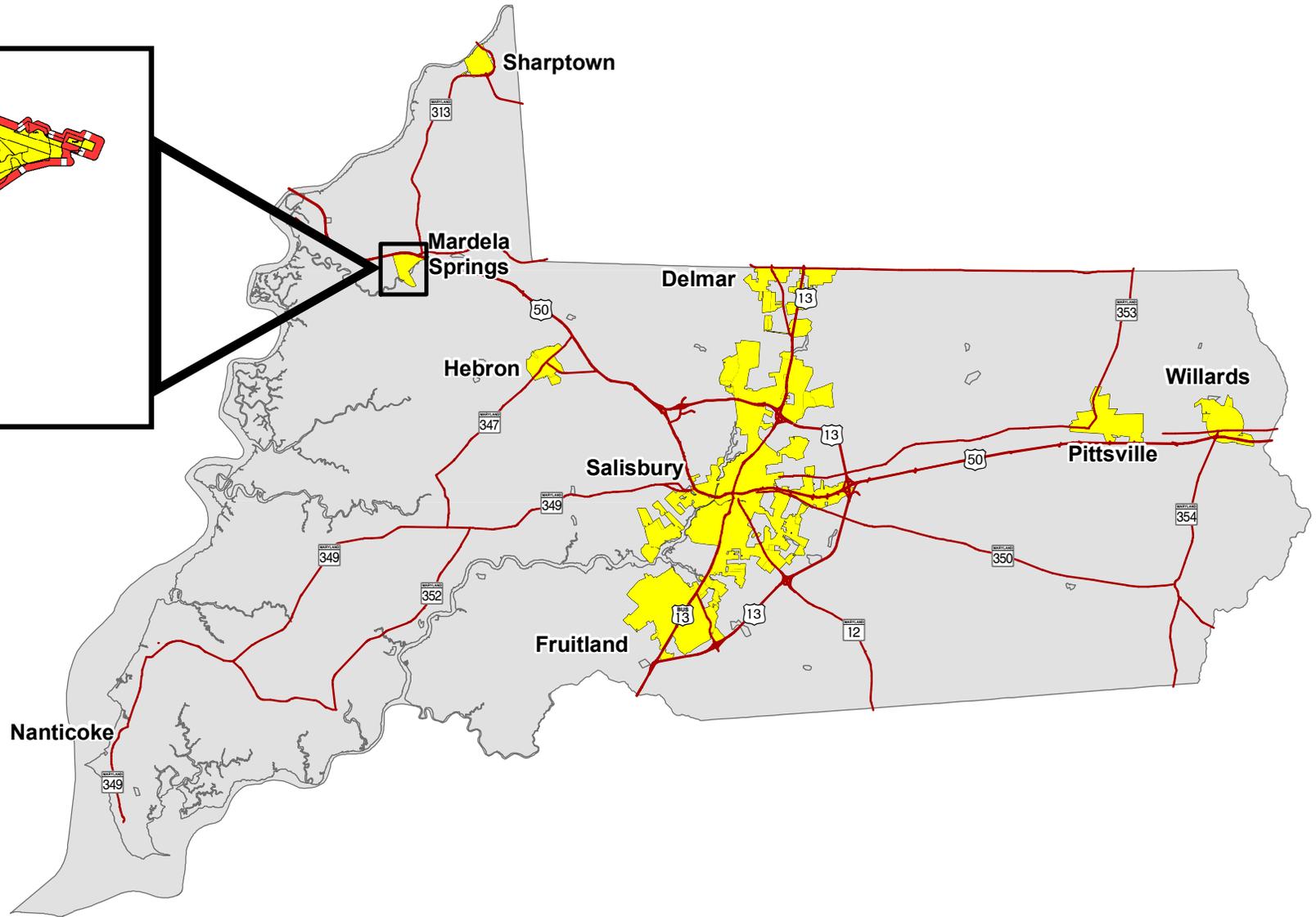
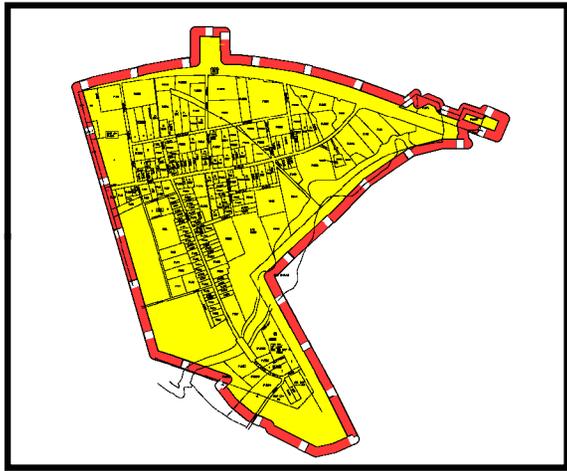
Implementation Recommendations / Strategies

- (1) Develop and adopt a zoning map and zoning regulations in accordance with the policies and recommendations of the Plan. The Town of Mardela Springs should adopt a simple zoning ordinance that reflects the types of land uses and community character the Town wants to achieve.
- (2) Consider requesting technical assistance from the County in the administration of the zoning ordinance, and, as such, the Town's zoning ordinance should be consistent with the County zoning ordinance to the extent possible.
- (3) Develop and adopt subdivision regulations as a means of implementing the Plan.
- (4) Consider requesting the County provide technical assistance in the administration of the subdivision regulations, and, as such, the Town's subdivision regulations should be consistent with the County's subdivision regulations to the extent possible.
- (5) Adopt a health and safety housing code for all housing units.
- (6) Assure that all regulations, programs, and projects are consistent with the spirit and intent of the Comprehensive Plan.
- (7) Review and, if necessary, revise the Town's fee schedule to include all types of permits and to help offset costs for project reviews.
- (8) Amend regulations to require development projects to provide adequate landscaping and recreational and open space areas.
- (9) Regulatory flexibility will be accomplished, in part, by revising prescriptive zoning and other regulations to be more descriptive of desired outcomes.
- (10) Permit streamlining will be accomplished by working with County and State agencies to "certify" consistency of Town projects as part of any formal application process; and by working with the County to standardize the administration and enforcement procedures of The Forest Conservation Act.

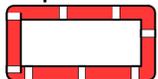
- (11) Coordinate with the Critical Area Commission to determine the most effective means to implement the Town's Critical Area Program.
- (12) The Town should adopt "benchmarks" related to its' physical, economic, social, and environmental condition, as well as annual "goal measures" for each benchmark. This will permit the Plan to be effectively evaluated over time to determine whether it is being successfully implemented.
- (13) The Planning Commission shall prepare an "Annual Report" which summarizes planning, zoning, subdivision, site plan, project review, and Board of Appeals activities; assesses progress in meeting the missions of the Plan; assesses Town benchmarks; summarizes County and State actions affecting the Town; and makes recommendations to the Town Commissioners for strengthening growth management and resource protection in the Town. This "Annual Report" shall be sent to the Town Commissioners and to the Maryland Department of Planning.

MAP SUITE

MARDELA SPRINGS: VICINITY MAP



Mardela Springs
Municipal Boundary



Municipality



Wicomico County
Land Boundary

LEGEND:



Major Roads



February 2011
Maryland Department of Planning



Town of Mardela Springs

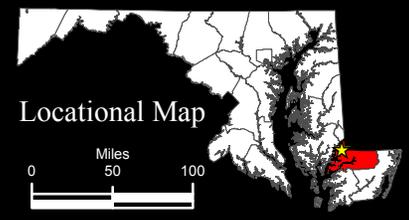
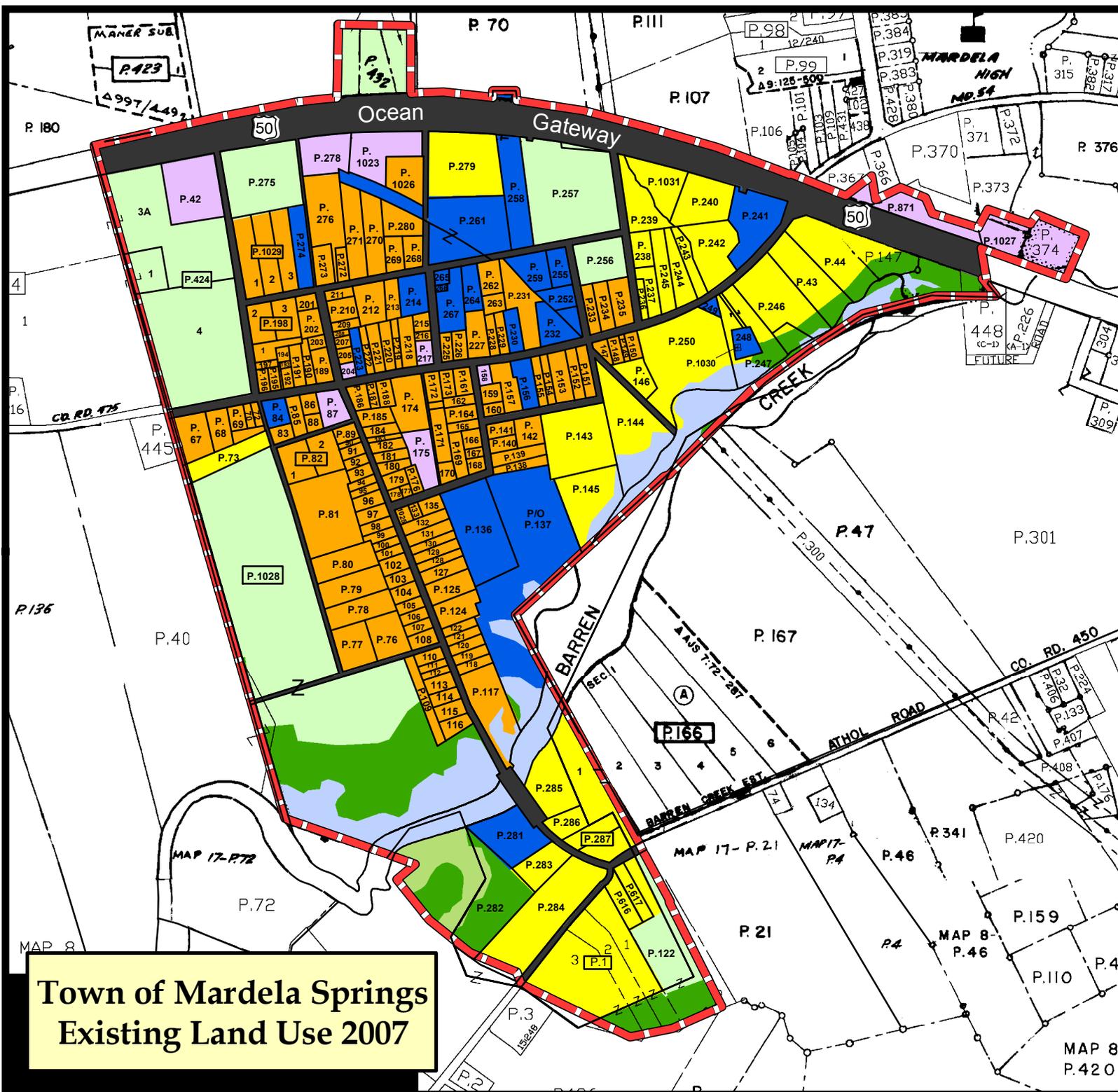
2007
Aerial
Photography

Mardela Springs
Municipal Boundary



Miles 0 0.125 0.25

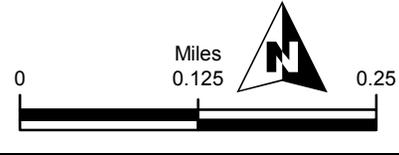




Mardela Springs Municipal Boundary

Land Use Classifications:

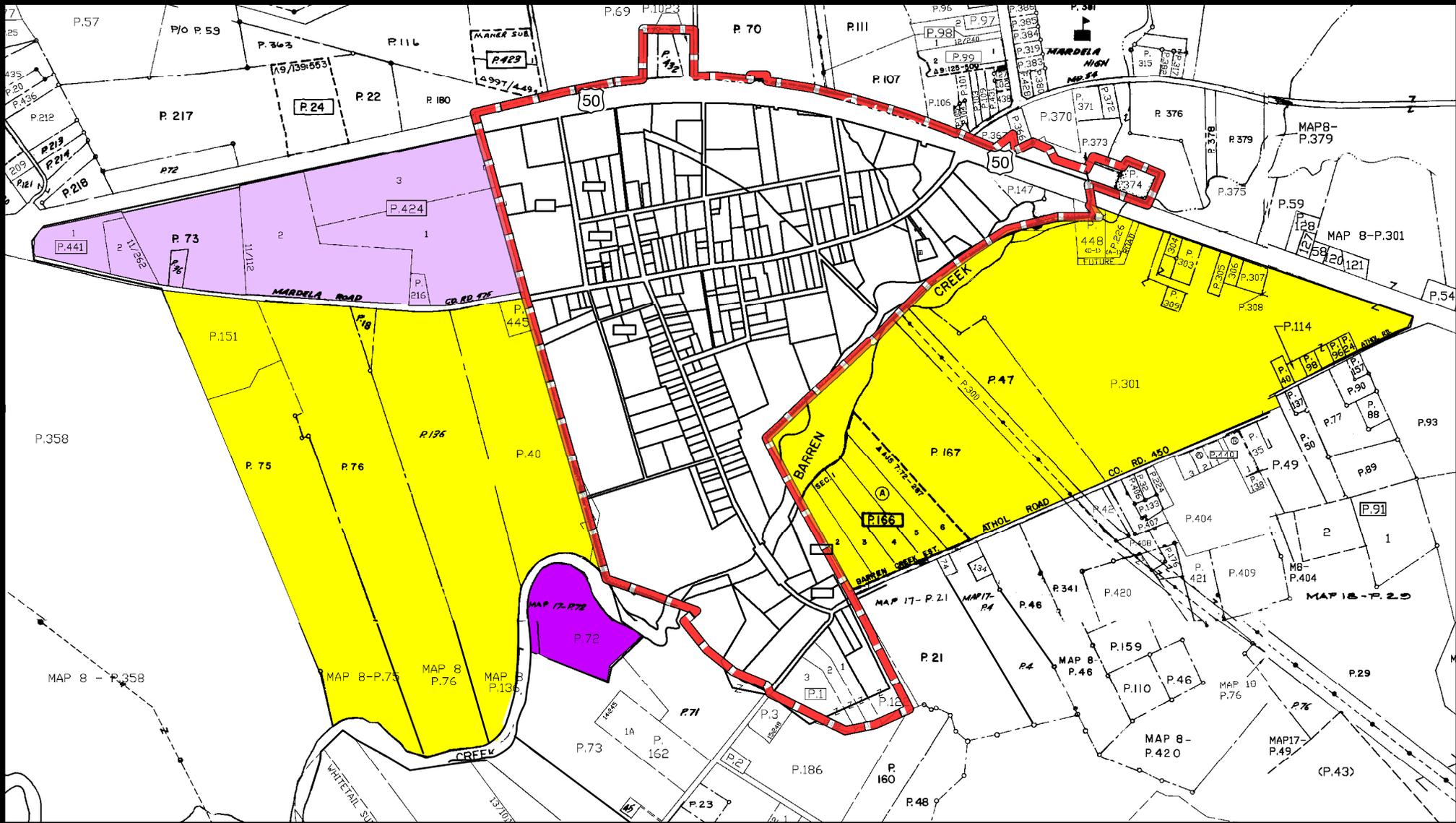
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Institutional
- Forest
- Wetlands
- Agriculture
- Other Developed Lands
- Water
- Transportation



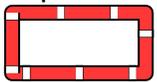
**Town of Mardela Springs
Existing Land Use 2007**

MAP 8
P. 420

MARDELA SPRINGS: GROWTH AREA MAP



Mardela Springs
Municipal Boundary



Growth Area Land Use Classifications:



Low Density Residential

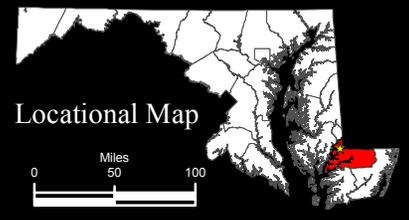
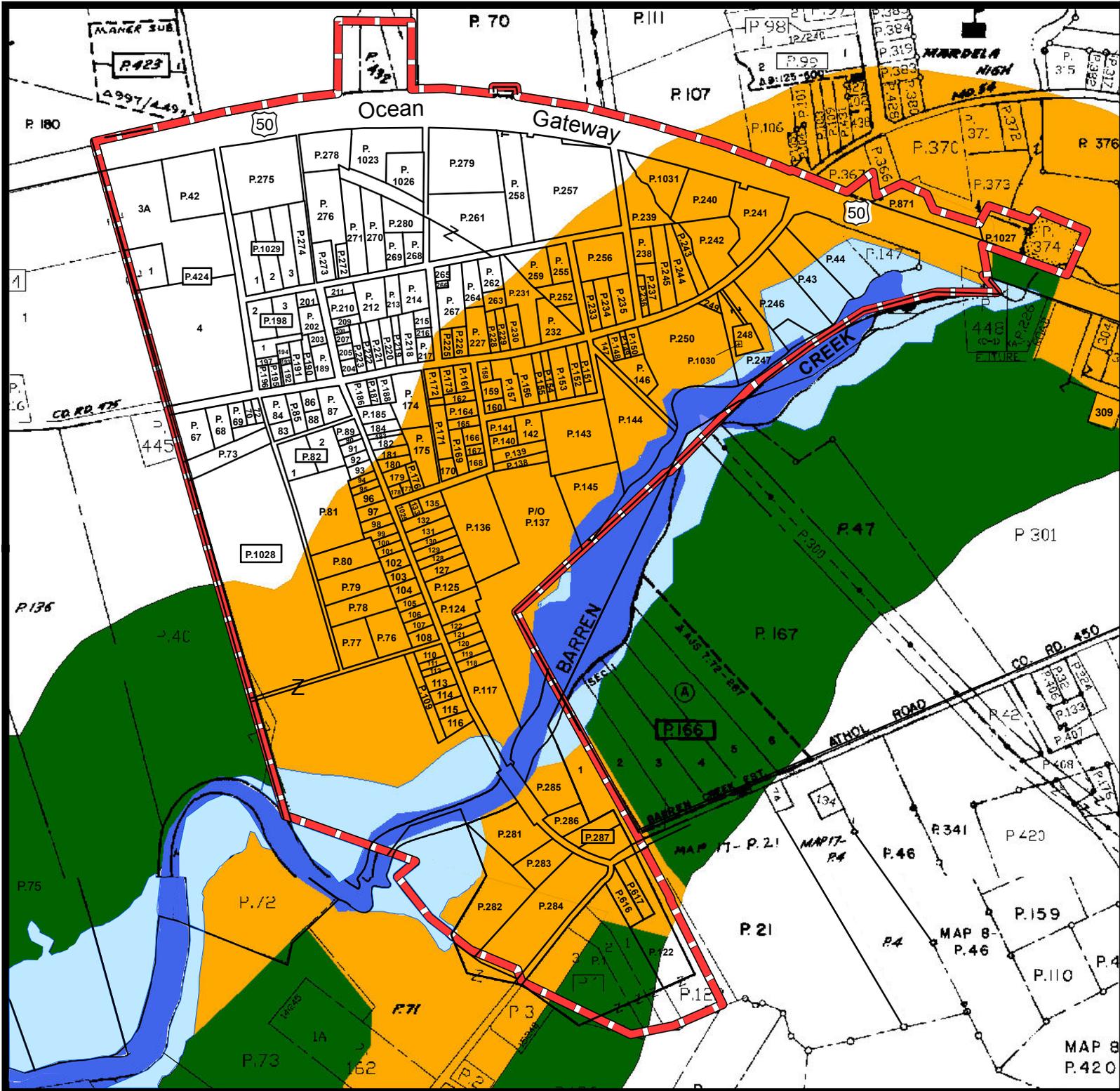


Highway
Commercial



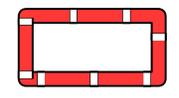
Industrial





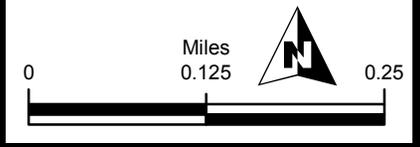
Town of Mardela Springs Critical Area

Mardela Springs Municipal Boundary

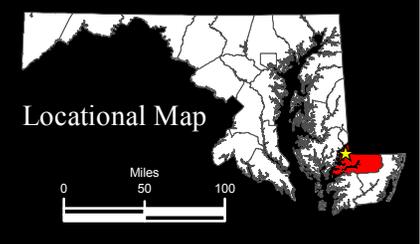
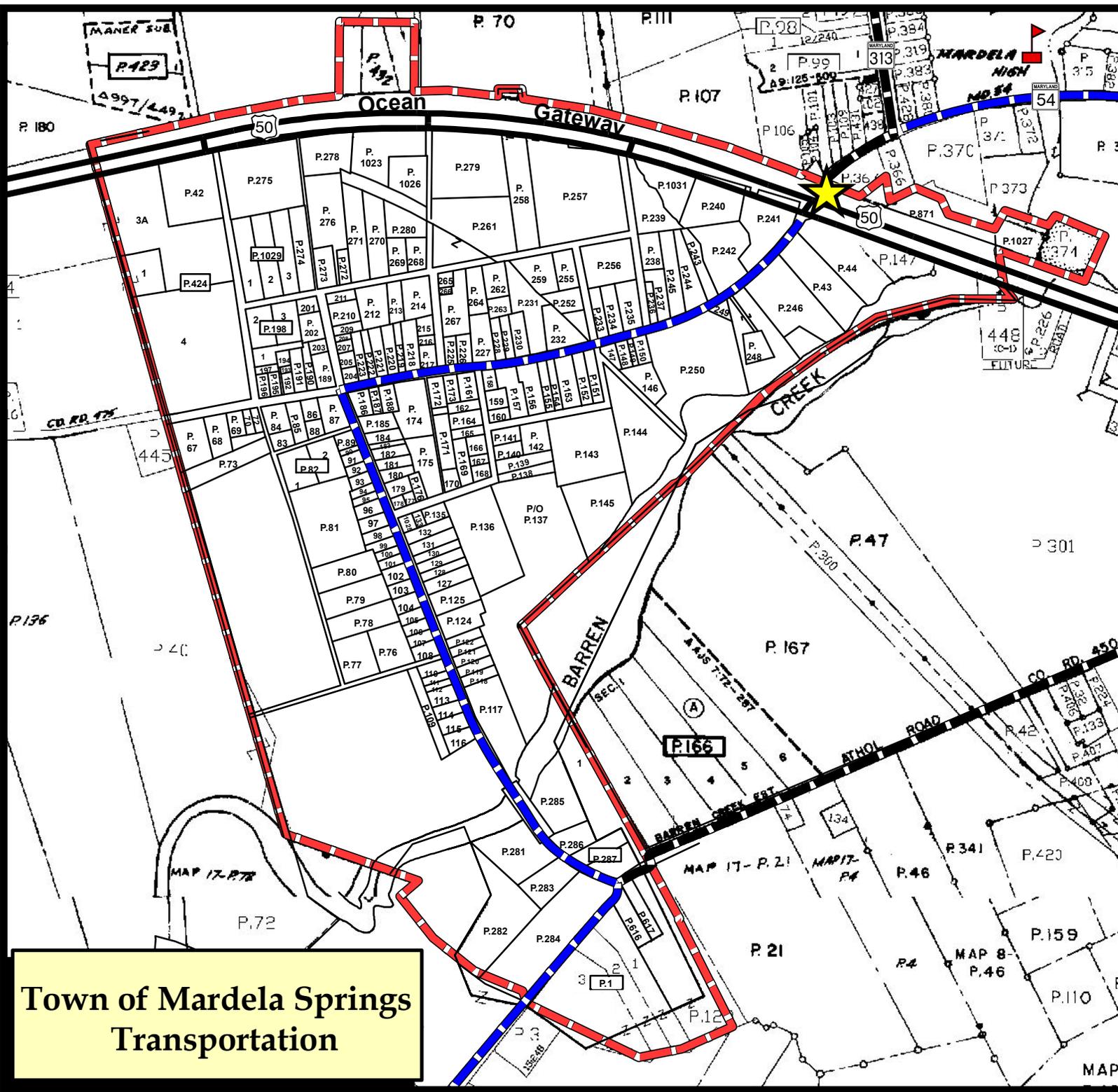


Classifications:

-  Resource Conservation Area
-  Limited Development Area
-  Water
-  Wetland



MAP 8
P.420



**Mardela Springs
Municipal Boundary**



**Functional
Classification
Transportation System:**

Rural Other
Principal Arterial



Rural Major Collector



Rural Minor Collector



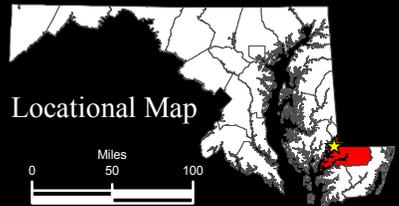
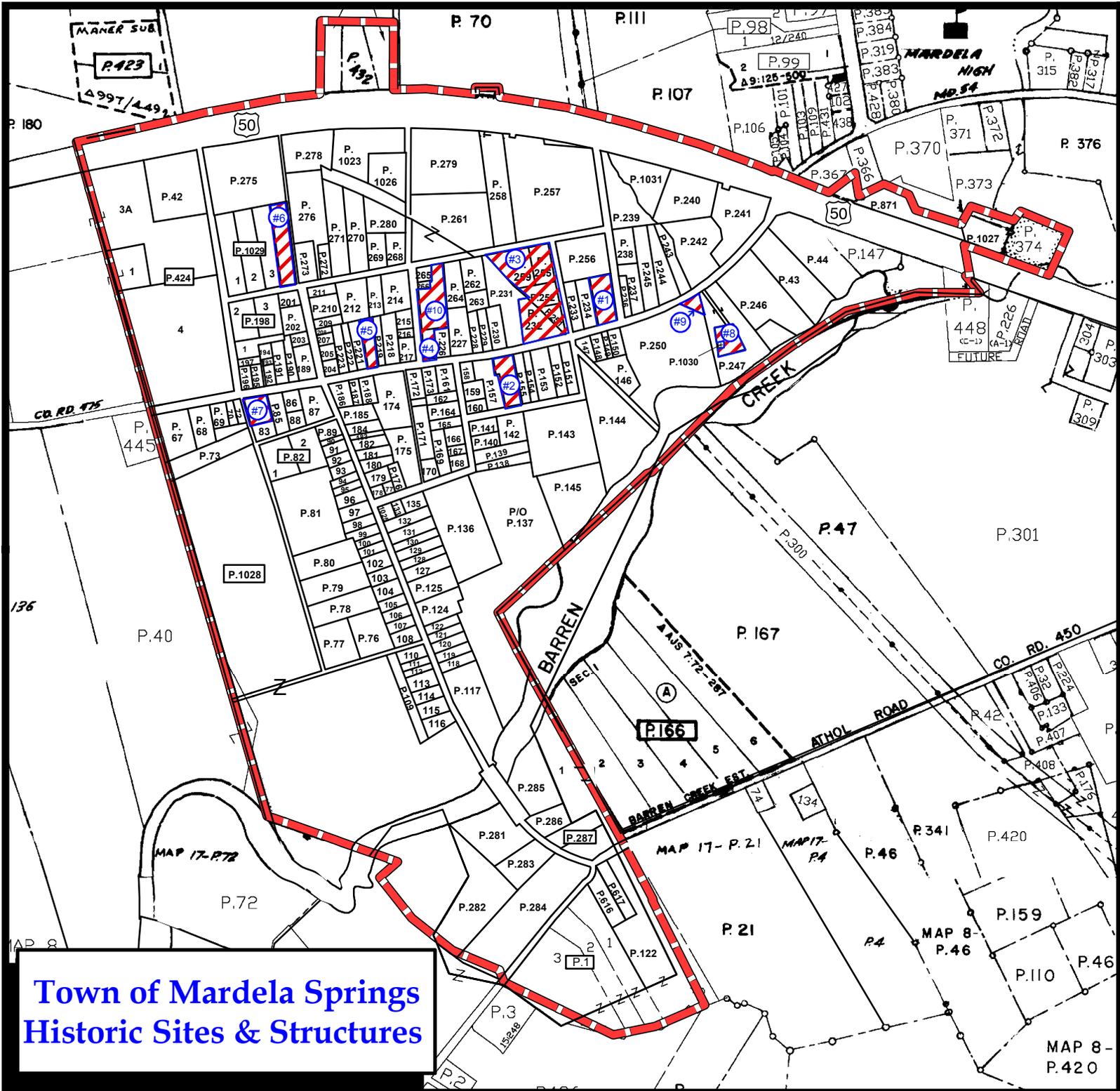
High Risk
Intersection 

Schools 

Miles 0 0.125 0.25



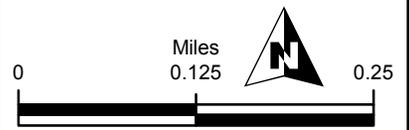
**Town of Mardela Springs
Transportation**



Historic Sites and Structures within Mardela Springs Municipal Boundary:



- #1 Brattan-Taylor-Truitt House (P.235)
- #2 Emmanuel M.P. Church (P.156)
- #3 Adkins Historical & Museum Complex (Parcels: 232, 251, 252, 255 & 259)
- #4 Eunity Elderdice House (P.225)
- #5 Levin A. Wilson House (P.220)
- #6 First Pilgrim Holiness Church (P.274)
- #7 First Baptist Church (P.84)
- #8 Barren Creek Presbyterian Church (P.248)
- #9 Mardela Springs Springhouse (P.249)
- #10 Mardela Springs Fire House (P.267)



Town of Mardela Springs Historic Sites & Structures

MAP 8 -
P.420

APPENDIX

TOWN OF MARDELA SPRINGS DEVELOPMENT CAPACITY ANALYSIS APPENDIX A-1

The Maryland Department of Planning (MDP) conducted a development capacity analysis in conjunction with the Town of Mardela Springs. This involved collecting, integrating and interpreting data to make it “fit” MDP’s growth simulation model. MDP ran the growth model with default assumptions and current Town zoning to obtain preliminary results. MDP worked with the Town of Mardela Springs Planning Commission to build the base set of information and assumptions that shape the analysis and examine possible growth scenarios.

Maryland’s local governments committed to performing the Development Capacity Analysis as part of their comprehensive plan updates via the Development Capacity Analysis Local Government MOU (signed by the Maryland Municipal League and Maryland Association of Counties in August, 2004) and the Development Capacity Analysis Executive Order (signed by Governor Ehrlich in August, 2004).

These agreements were commitments to implement the recommendations made by the Development Capacity Task Force, which are outlined in their July 2004 report (the full report is available at: http://www.mdp.state.md.us/develop_cap.htm)

See the report mentioned above for a full description of the analysis’ methodology and its caveats. MDP’s analysis, while not perfect, was endorsed by the Development Capacity Task Force and many local governments. This analysis produces estimates of the number of dwelling units built by build-out based on existing zoning, land use, parcel data, sewer service, and information about un-buildable lands. This analysis does not account for school, road, or sewer capacity. The estimates are focused on the capacity of the land to accommodate future growth.

Background and Trend Data

According to the United States Census Bureau the Town of Mardela Springs had an estimated 357 persons in 2008 comprising 0.4 percent of the total County population. In 2000 there were a total of 142 households, 159 housing units, and an average household size of 2.56.

Wicomico County is expected to grow from 84,644 in 2000 to 117,450 by 2030, an increase of 32,806. Based on the County's projected growth the Town of Mardela Springs stands to add an additional 96 persons by 2030.

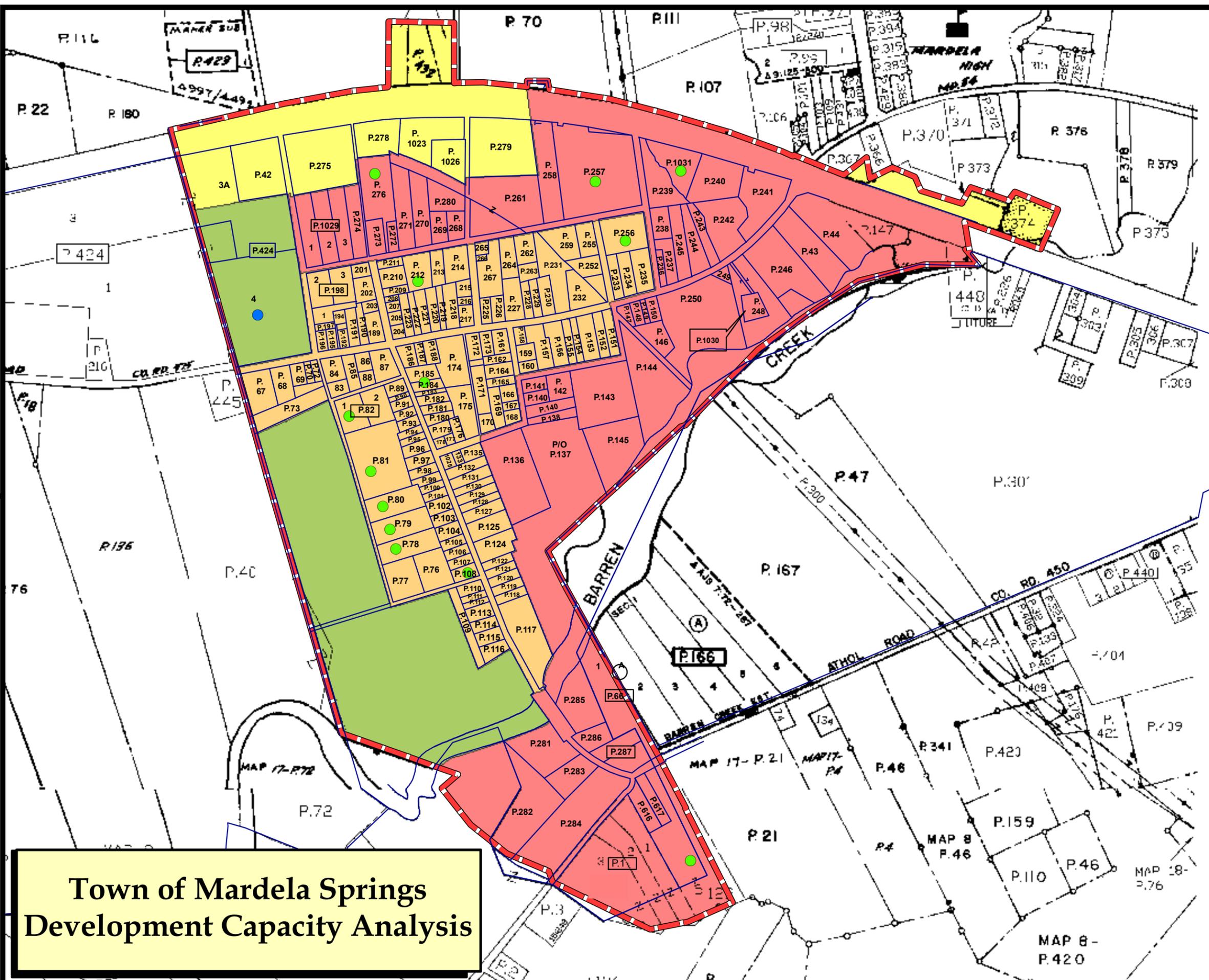
Capacity Analysis

The preliminary results of the growth model use the default MDP assumptions of the model and the current zoning of the Town of Mardela Springs.

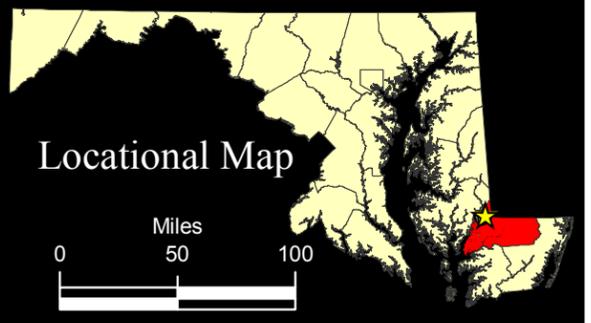
The scenario shows that there is not sufficient capacity for the Town of Mardela Springs projected growth of an additional 96 people or 37 households by 2030. According to MDP's capacity analysis, there is a total capacity of 15 households or 38 people (based on a household size of 2.56 for the Town in 2000) within the Town limits. The capacities for each zoning category are shown below.

Capacity by Zoning Category

Zoning	Capacity (in Households)	Acres
Highway Commercial	0	38.10
Rural Residential	2	6.70
Village Center	9	60.70
Village Residential	4	84.50
Total	15	190.0



Town of Mardela Springs Development Capacity Analysis



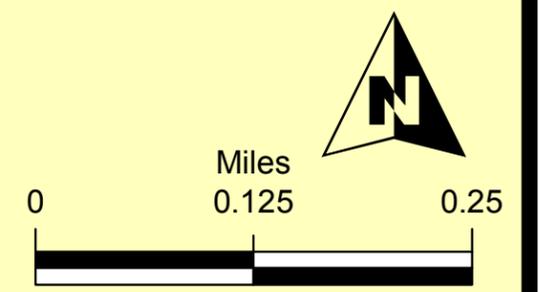
**Mardela Springs
Municipal Boundary**

**New Household
Capacity:**

- 1
- 2

Municipal Zoning:

- Highway Commercial
- Rural Residential
- Village Center
- Village Residential

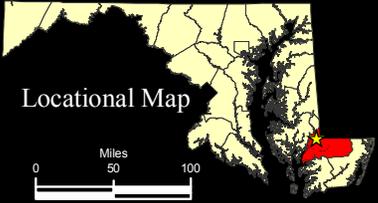
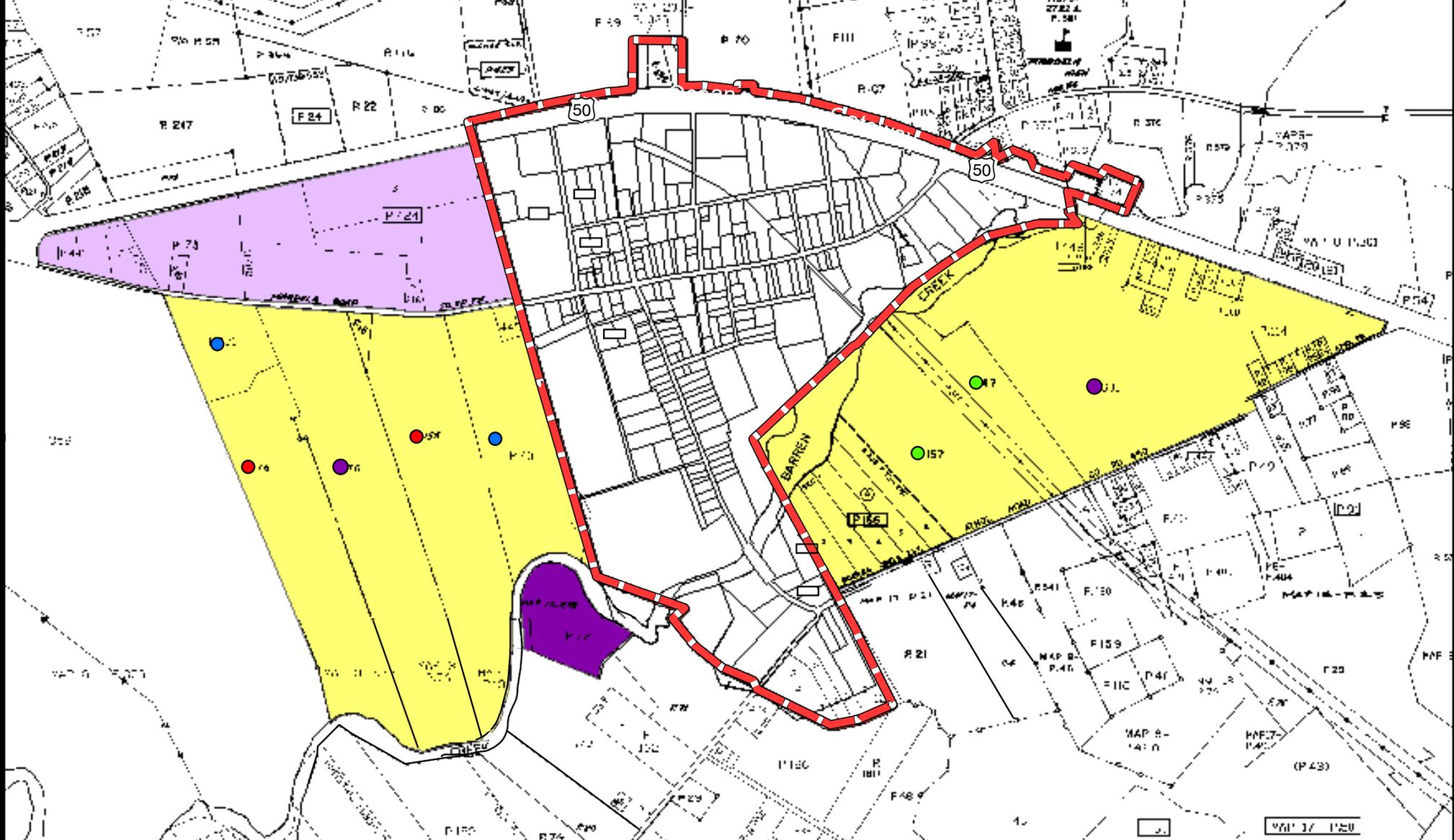


A-2

MARDELA SPRINGS: GROWTH AREA MAP



August 2010
Maryland Department of Planning



LEGEND:

Growth Area Land Use Classifications:

- Low Density Residential
- Highway Commercial
- Industrial

Growth Area New Household Capacity

- 1-2
- 3-5
- 6-9
- 10-16

Mardela Springs Municipal Boundary

Miles 0 0.125 0.25

A-3